

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

7 day of Oct, 2008

Robin Mills Auditor of Hamilton County

ORDINANCE 08 - 31

Parcel # _____

2008050603 ANNEXATION \$45.00
10/07/2008 02:13:04P 17 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented

**AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE
CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA**

WHEREAS, the Westfield City Council has the authority to annex lands into the municipality as defined by IC 36-4-3; and,

WHEREAS, the City has an interest in providing an annexation ordinance that will provide for the Westfield residents' public welfare and security, and also an economic development opportunity; and,

WHEREAS, the City is able to provide non-capital public services within one year and capital services within three years as required by statute to the proposed area to be annexed; and,

WHEREAS, the proposed land to be annexed described in Exhibit "A" meets the contiguity requirements of IC 36-4-3-1.5 and also the annexation requirements further defined in IC 36-4-3-13 (c)(1) and (2) and (d).

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL
THAT THE OFFICIAL CITY MAP ADOPTED BY REFERENCE IN SECTION 2-471
OF THE WESTFIELD CODE BE MODIFIED AS FOLLOWS:**

Section 1. That the real estate legally described in Exhibit "A" hereto, and generally to be known as the "SW Area #1", west of Little Eagle Creek Avenue, east of Hamilton-Boone County Road, south of S R 32 and north of 151st Street, contiguous with the city limits of the City of Westfield, Indiana and the same is hereby annexed to and declared to be a part of the City of Westfield, Indiana.

See attached legal description and attached map Exhibit "A"

Section 2. That the real estate legally described in Exhibit "A" is to further include the contiguous public highways and rights-of-way of the public highways (per IC 36-4-3-2.5) which is adjacent to the above annexed land.

Section 3. This ordinance shall not be imposed as to restrict current land uses in any way nor change the activities currently allowed under the zoning ordinance. These uses include but not limited to:

(A) the production of grain row crops; vegetable or truck farms; fruit orchards; the growing and harvesting of timber or wood products; etc. This includes the operation of farm equipment twenty-four (24) hours a day if necessary in the fields and on the City roads; application or spraying of typical fertilizers, including manure; application or spraying of typical agricultural herbicides and pesticides; and the on-farm storage of these crops, including the

operation of silos, grain augers, and grain dryers; and facilities for the sorting or distribution associated with said agricultural crops;

(B) raising of livestock, including but not limited to sheep, cattle, chickens and turkeys and the breeding, stabling and boarding of horses, breeding and kenneling of dogs;

(C) any other activity or use, permitted under Indiana law or under the AG-SF1 zoning classification under Westfield-Washington Township Zoning Ordinance WC Section 16.04.030 attached herein as Exhibit “C” and incorporated by reference herein, prior to the annexation, which would not require a change in zoning, including, but not limited to peripheral non-commercial recreational uses and open burning of wood and vegetative material.

Section 4. After the effective date of the annexation, the City of Westfield shall pass no new ordinance, and shall enforce no existing ordinance, with regard to property in the annexation territory which would restrict the usage of the real estate from any activity associated with the uses and activities listed in Section 3, (A), (B), and (C) of this Ordinance.

Section 5. The City will not force the proposed annexed parcels to hook up to city water or sewer as a result of annexation. Forced connections, if any, will be the result of public health and safety concerns and will be instigated and enforced by the County or State Health Departments.

Section 6. That the above described real estate is hereby assigned to City Council District “4” and shall become a part thereof immediately upon the effective date of this Ordinance.

Section 7. This Ordinance shall be in full force and effect in accordance with Indiana Law, upon its passage by the City Council, its publication in accordance with law, and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinance or parts thereof in conflict herewith are hereby repealed. Any portion of the Ordinance later to be found void or invalid shall not affect the remaining portions of this Ordinance.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ALL OF WHICH IS ORDAINED THIS 24 DAY OF Sept 2008.

WESTFIELD CITY COUNCIL

VOTING FOR

John Dippel

Bob Horkay
Bob Horkay

Ken Kingshill
Ken Kingshill

Bob Smith

Tom Smith
Tom Smith

Rob Stokes
Rob Stokes

Melody Sweat
Melody Sweat

VOTING AGAINST

John Dippel
John Dippel

Bob Horkay

Ken Kingshill

Bob Smith

Tom Smith

Rob Stokes

Melody Sweat

ABSTAIN

John Dippel

Bob Horkay

Ken Kingshill

Bob Smith

Tom Smith

Rob Stokes

Melody Sweat

ATTEST:

Cindy Gossard
Cindy Gossard, Clerk/Treasurer

I hereby certify that ORDINANCE 08-31 was delivered to the Mayor of Westfield on the 26 day of Sept, 2008, at 11:30 A m.

Cindy Gossard
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 08-31
this 26 day of Sept, 2008.

J. Andrew Cook
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 08-31
this _____ day of _____, 2008.

J. Andrew Cook, Mayor

This document was prepared by:
Gregory J Anderson, AICP
Director, Community Development
City of Westfield

"I affirm, under the penalties of perjury,
that I have taken reasonable care to redact
each Social Security Number in this
document, unless required by law"

C. Gossard
Signed

Exhibit "A"

Legal Description

A part of Section Four (4), Five (5), Six (6), Seven (7), Eight (8), and Eighteen (18), all within Township 18 North, Range 3 East, Washington Township, Hamilton County, State of Indiana, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Indiana State Road No. 32 and the West line of said Section 6; thence Easterly along said centerline approximately 13,465 feet to its intersection with the East line of the West Half of said Section 4, being the West line of a Previous Annexation to the City of Westfield, State of Indiana, designated 05-09, the following four (4) calls being along the Western lines thereof;

- 1) thence Southerly along said East Half Section line approximately 802 feet;
- 2) thence Westerly approximately 1,580 feet to a point in the centerline of Little Eagle Creek Avenue;
- 3) thence meandering Southwesterly along said Little Eagle Creek Avenue approximately 16,512 feet to a point on the North line of the South Half of said Section 18;
- 4) thence Westerly approximately 2,543 feet to a point in the West line of said Section 18; thence Northerly along the West lines of the aforementioned Section 6, 7, and 18 approximately 12,918 feet to the POINT OF BEGINNING of this description, containing approximately 2,234 Acres, more or less.

(Note: This description was prepared without benefit of a real estate boundary survey and should not be used for transfer of ownership.)

Generally described as follows:

<u>PIN:</u>	<u>Address:</u>	<u>Property Owner:</u>
08-09-04-00-00-001.000	0 S R 32 W	
08-09-04-00-00-002.000	2313 S R 32 W	
08-09-04-00-00-003.000	17444 Little Eagle Creek Ave	
08-09-04-00-00-003.001	17520 Little Eagle Creek Ave	
08-09-04-00-00-004.000	17428 Little Eagle Creek Ave	
08-09-04-00-00-005.000	17465 Little Eagle Creek Ave	
08-09-04-00-00-005.002	17527 Little Eagle Creek Ave	
08-09-04-00-00-005.003	0 Little Eagle Creek Ave	
08-09-04-00-00-008.001	17314 Little Eagle Creek Ave	
08-09-04-01-01-001.000	2025 S R 32 W	
08-09-04-01-01-002.000	0 S R 32 W	
08-09-04-01-01-003.000	0 S R 32 W	
08-09-04-01-01-004.000	2012 S R 32 W	
08-09-04-01-01-005.000	2019 S R 32 W	
08-09-04-01-01-006.000	2011 S R 32 W	
08-09-04-01-01-007.000	1951 S R 32 W	
08-09-04-01-01-008.000	1947 S R 32 W	
08-09-04-01-01-009.000	1933 S R 32 W	
08-09-04-01-01-010.000	1929 S R 32 W	

08-09-04-01-01-011.000	1917 S R 32 W
08-09-04-01-01-012.000	o S R 32 W
08-09-04-01-01-013.000	1905 S R 32
08-09-04-01-01-014.000	1181 S R 32 W
08-09-04-01-01-015.000	o Pennsylvania St
08-09-04-01-01-016.000	o Pennsylvania St
08-09-04-01-01-017.000	1947 Pennsylvania St
08-09-04-01-01-018.000	2011 Pennsylvania St
08-09-04-01-01-019.000	o Washington St
08-09-04-01-01-020.000	17533 Washington St
08-09-04-01-01-021.000	o Washington St
08-09-04-01-01-022.000	17529 Washington ST
08-09-04-01-01-023.000	o Washington St
08-09-04-01-01-024.000	o Washington St
08-09-04-01-01-025.000	o Washington St
08-09-04-01-01-027.000	o Washington St
08-09-04-01-01-028.000	17433 Washington St
08-09-05-00-00-001.000	3535 S R 32 W
08-09-05-00-00-002.000	o Nostreet
08-09-05-00-00-002.001	o S R 32 W
08-09-05-00-00-003.000	3405 S R 32 W
08-09-05-00-00-003.001	3433 S R 32 W
08-09-05-00-00-003.101	3411 S R 32 W
08-09-05-00-00-003.201	3425 S R 32 W
08-09-05-00-00-004.000	3343 S R 32 W
08-09-05-00-00-005.000	o S R 32 W
08-09-05-00-00-006.000	3309 S R 32 W
08-09-05-00-00-007.000	3231 S R 32 W
08-09-05-00-00-007.001	3131 S R 32 W
08-09-05-00-00-007.002	3201 S R 32 W
08-09-05-00-00-008.000	2945 S R 32 W
08-09-05-00-00-008.001	o S R 32
08-09-05-00-00-009.000	o S R 32 W
08-09-05-00-00-010.000	2943 S R 32 W
08-09-05-00-00-011.000	o S R 32 W
08-09-05-00-00-011.000	o S R 32 W
08-09-05-00-00-011.001	2907 S R 32 W
08-09-05-00-00-011.002	o S R 32 W
08-09-05-00-00-013.000	2615 S R 32 W
08-09-05-00-00-014.000	2423 S R 32 W
08-09-05-00-00-015.000	o S R 32 W

08-09-05-00-00-016.000	17212 Little Eagle Creek Ave
08-09-05-00-00-017.000	o Little Eagle Creek Ave
08-09-05-00-00-018.000	17134 Little Eagle Creek Ave
08-09-05-00-00-026.000	17118 Little Eagle Creek Ave
08-09-05-00-00-027.000	16960 Little Eagle Creek Ave
08-09-05-00-00-027.001	17082 Little Eagle Creek Ave
08-09-05-00-00-027.002	16932 Little Eagle Creek Ave
08-09-05-00-00-027.003	o Little Eagle Creek Ave
08-09-05-00-00-035.000	16840 Little Eagle Creek Ave
08-09-05-00-00-036.000	o 166th St W
08-09-05-00-00-037.000	o 166th St W
08-09-05-00-00-038.000	o Nostreet
08-09-05-00-00-039.000	o Nostreet
08-09-05-00-00-039.001	o Nostreet
08-09-05-00-00-040.000	o Nostreet
08-09-05-00-00-041.000	o Nostreet
08-09-05-00-00-043.000	S R 32 W
08-09-06-00-00-001.000	4513 S R 32
08-09-06-00-00-002.000	4511 S R 32 W
08-09-06-00-00-003.000	111 S 1200 E
08-09-06-00-00-004.000	4411 SR 32 W
08-09-06-00-00-004.001	4435 176th St W
08-09-06-00-00-005.000	4331 S R 32 W
08-09-06-00-00-006.002	o Hamilton-Boone
08-09-06-00-00-007.000	No Street
08-09-06-00-00-007.001	S 1200 E
08-09-06-00-00-007.002	481 S 1200 E
08-09-06-00-00-008.001	17110 Joliet Rd
08-09-06-00-00-008.002	17120 Joliet Rd
08-09-06-00-00-009.000	o Nostreet
08-09-06-00-00-009.001	Joliet Rd
08-09-06-00-00-009.101	17138 Joliet Rd
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08-09-06-00-00-010.001	17402 Joliet Rd
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08-09-06-00-00-010.101	17320 Joliet Rd
08-09-06-00-00-011.000	17443 Joliet Rd
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08-09-06-00-00-025.000	16941 Joliet Rd
08-09-06-00-00-026.000	o Joliet Rd
08-09-06-00-00-027.000	16909 Joliet Rd
08-09-06-00-00-028.000	o Nostreet
08-09-06-00-00-029.000	o 116th St W
08-09-06-00-00-029.001	o 166th St W
08-09-06-00-00-030.000	3920 166th St W
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08-09-06-00-00-030.003	3740 166th St W
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08-09-06-00-00-032.002	16626 Joliet Rd
08-09-06-00-00-032.003	16840 Joliet Rd
08-09-06-00-00-032.004	4202 166th St W
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08-09-06-00-00-033.000	4404 166th St W
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08-09-06-00-00-034.001	17272 Hamilton-boone
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08-09-06-00-00-034.201	o Hamilton-Boone
08-09-06-00-00-034.301	o Hamilton-boone

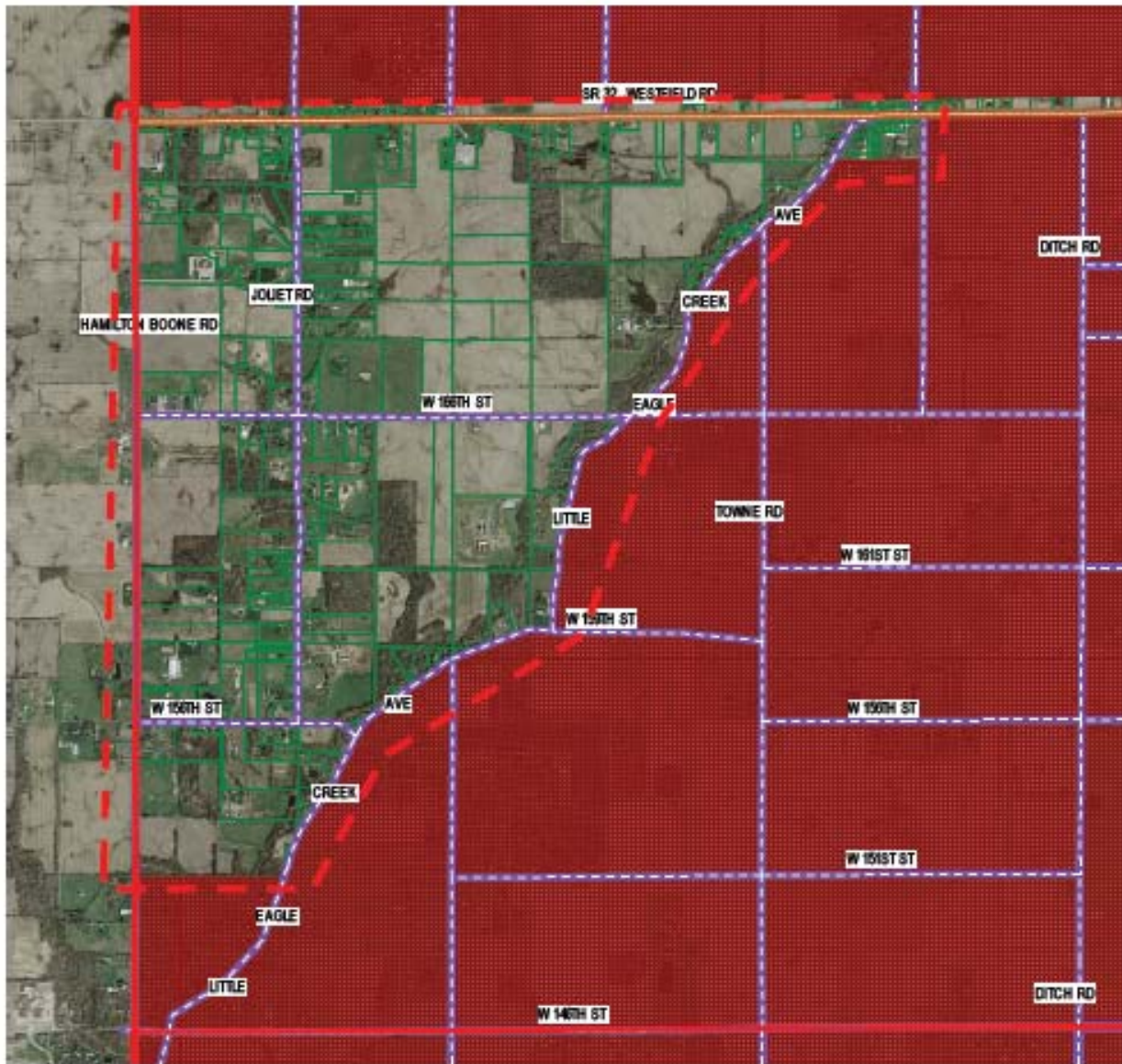
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08-09-07-00-00-003.000	o 166th St W
08-09-07-00-00-003.001	16404 Joliet Rd
08-09-07-00-00-003.002	4221 166th St W
08-09-07-00-00-003.003	4321 166th St W
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08-09-07-00-00-018.000	15702 Little Eagle Creek Ave
08-09-07-00-00-020.000	15554 Little Eagle Creek Ave
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08-09-07-00-00-038.000	1535 S 1200 E
08-09-07-00-00-038.001	4416 South Rd
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08-09-08-00-00-001.000	3511 166th St W
08-09-08-00-00-001.001	o 166th St W
08-09-08-00-00-002.000	16414 Little Eagle Creek Ave
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08-09-08-00-00-035.000	15824 Little Eagle Creek Ave
08-09-08-00-00-036.000	15848 Little Eagle Creek Ave
08-09-08-00-00-037.000	o Little Eagle Creek Ave
08-09-08-00-00-038.000	o Little Eagle Creek Ave
08-09-18-00-00-001.000	2101 S 1200 E
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08-09-18-00-00-009.003	15448 Little Eagle Creek Ave
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08-09-18-00-00-014.001	15290 Little Eagle Creek Ave
08-09-18-00-00-044.000	2305 S 1200 E

Exhibit “B”
Aerial / Location Map



Subject Property

Exhibit “C”
Zoning Ordinance

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

B. AG-SF1 – Agriculture/Single-Family 1 - The purposes of this district are to accommodate agricultural land uses and large-lot single-family residential land uses.

1. Permitted Uses -

- ☐ Accessory buildings as related to agriculture or large lot single family residential use
- ☐ Cemeteries
- ☐ Churches
- ☐ Child care home - in accordance with IC 36-7-4-1108
- ☐ Farms and farm buildings for livestock and crops
- ☐ Fire stations
- ☐ Golf courses
- ☐ Nurseries, greenhouses, truck gardens, farms, or related products produced and sold on site
- ☐ Public Parks
- ☐ Public and private camps
- ☐ Residential facility for mentally ill - in accordance with IC 12-28-4-7
- ☐ Schools - public or private - without dormitory accommodations
- ☐ Signs as permitted by sign ordinance
- ☐ Single family dwellings on large lots
- ☐ Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
- ☐ Temporary buildings for construction purposes for a period not to exceed such construction
- ☐ Utilities - all utilities regulated by the Indiana Utility Regulatory Commission or a Municipal governing body

2. Special Exceptions -

- ☐ Airports and landing fields
- ☐ Cemeteries - pet
- ☐ Convents, monasteries, theological schools rectories and parish houses
- ☐ Fraternities and lodges
- ☐ Heliports
- ☐ Lake developments - recreational
- ☐ Large animal hospitals
- ☐ Private clubs and lodges
- ☐ Public or private schools with dormitories
- ☐ Radio, facsimile, TV, micro-wave towers
- ☐ Raising animals for biological purposes
- ☐ Raising animals for furs or pets
- ☐ Riding stables
- ☐ Zoos

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Miscellaneous Businesses

Type of Business	AG – SF1
Airports & Landing Fields	SP.EX
Amusement Parks	SP.EX
Boarding & Lodging Houses	
Book Stores, Adult	
Cemeteries	X
Cemeteries - Pet	X
Christmas Tree Sales	SP.EX.
Convents, Monasteries, Theological Schools, Rectories, Parishes	SP.EX.
Fraternities, Lodges	
Day Care Centers	
Golf Courses - Country Clubs	SP.EX. SF 1-2
Heliports	SP.EX. SF 1
Hospitals, Major	
Kennels - Including Outdoor Runs	SF 1 SP.EX.
Livestock Auction Sale Barns	SP.EX. SF 1
Large Animal Hospital	SP.EX. SF 1
Mobile Home Parks	
Multi-Family Housing	
Nursing Homes	
Office Buildings - General Purpose	
Private and Public Schools with Dorms	SP.EX. SF 1
Private Clubs, Lodges	SP.EX. SF 1
Public & Private Camps	SF 1
Raising Small Animals for	SP.EX. SF 1

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	AG – SF1
Biological Purposes	
Raising Animals for Furs or Pets	SP.EX. SF 1
Riding Academies	SP.EX. SF 1
Riding Stables	SP.EX. SF 1
Sanitariums	
Schools and Kindergartens	X
Stockyards - Shipping, Holding & Sale of Animals	SP.EX.
Tennis & Swim Clubs	SP.EX. SF 1-2
Utilities-Regulated by Indiana Utility Regulatory Commission	
Utilities - Not Regulated by Indiana Utility Regulatory Commission	
Wireless Communication Service Facilities (including Cell Towers)	

P = Eligible in Planned Business Development

NOTE: General Purpose Office Buildings are also Eligible to be Located in LB-H, SB-PD

NOTE: Where this table conflicts with other sections of the zoning ordinance that address “permitted uses” or “special exception uses” in the various zoning districts, then this table shall supercede those other sections.

NOTE: Land uses not listed on Figure 2 or in other sections of the zoning ordinance that address “permitted uses” or “special exception uses” in the various zoning districts shall be prohibited. (As amended by Ordinance 01-05 on July 9, 2001)

RESOLUTION 08-50

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 08-31

WHEREAS, the lands proposed to be annexed are contiguous to the City boundaries of the City of Westfield; and,

WHEREAS, IC 34-4-3-13 requires the City Council to adopt, by resolution, a fiscal plan for serving the area proposed to be annexed.

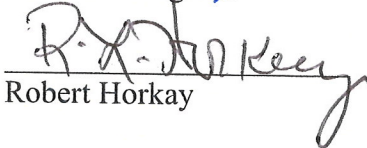
NOW THEREFORE BE IT RESOLVED that a fiscal plan is hereby attached to this Resolution and is incorporated as part of the Resolution as Exhibit "A".

WESTFIELD CITY COUNCIL HAMILTON COUNTY, INDIANA

Voting For



Kenneth Kingshill



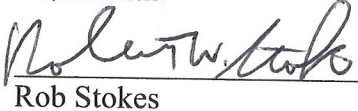
Robert Horkay

John Dippel

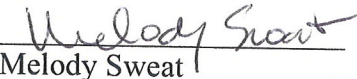
Bob Smith



Tom Smith



Rob Stokes



Melody Sweat

Voting Against

Kenneth Kingshill

Robert Horkay

John Dippel

Bob Smith

Tom Smith

Rob Stokes

Melody Sweat

Abstain

Kenneth Kingshill

Robert Horkay

John Dippel

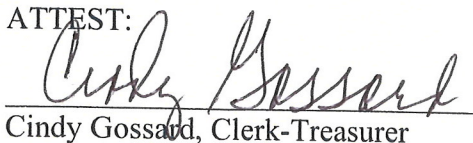
Bob Smith

Tom Smith

Rob Stokes

Melody Sweat

ATTEST:


Cindy Gossard, Clerk-Treasurer

This resolution prepared by:
Gregory J Anderson, AICP
Director Community Development
City of Westfield

I hereby certify that RESOLUTION 08-50 was delivered to the Mayor of Westfield on the
26 day of SEPTEMBER, 2008, at 11:30 A m.

Cindy Gossard
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 08-50,
this 26 day of Sept., 2008.

J. Andrew Cook
J. Andrew Cook, Mayor

I hereby VETO RESOLUTION 08-50,
this _____ day of _____, 2008.

J. Andrew Cook, Mayor

"I affirm, under the penalties of perjury,
that I have taken reasonable care to redact
each Social Security Number in this
document, unless required by law"

C Gossard
Signed

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Fiscal Plan for the Annexation of Real Estate Contiguous to the City of Westfield, Indiana

Generally described as the real estate located....

North of 151st Street, South of SR 32 West, West of Little Eagle Creek and East of the
Hamilton/Boone County line.

**This Fiscal Plan Supports
Ordinance 08-31**

**This Fiscal Plan is
Exhibit "A"**

as referenced by
Resolution 08-50

Table of Contents

Introduction

Participants involved in Fiscal Plan Preparation

City of Westfield Annexation Philosophy and Plan

- Fiscal Policy of the City
- General Philosophy and Plan
- Further the City Shall
- Financial Incentives in Support of Annexation

Requirements of Indiana Law

Parcel Analysis

- Location
- Contiguity: 1/8
- Size: Acreage / Miles
- Population: US Census Data
- Structures: Existing
- Patterns of Existing Land Use
- Zoning
- Property Tax Assessment
- Municipal Property Tax Rate
- Council District(s)

Municipal Services

- Per Capita Multiplier
- Case Study
- Police Department
- Fire Department
- Public Works – Transportation Division
- Public Works – Water and Sewer Services
 - Utility Service
 - Municipal Water Utility
 - Fire Hydrants
 - Municipal Wastewater Utility
- Economic Development
- Information Technology
- Parks and Recreation
- Clerk-Treasurer

Table of Contents

Municipal Services (continued)

- Community Development
 - Planning & Zoning Division
 - Code Enforcement Division
 - Building & Inspections Division

Financial Summary

- Financial Summary
- Capital Services for Water
- Capital Services for Wastewater Treatment

Recommendation

Exhibits

- A - Consideration Timeline for Annexation Process
- B - Legal Description
- C - Aerial Map
- D - Property Identification
- E - Zoning Map

Introduction

The purpose of this report is to outline the estimated fiscal impact of annexation upon the City of Westfield (the “City”) and the ability of the City to provide necessary municipal capital and non-capital services to an area proposed for annexation. The area proposed for annexation that is analyzed in this report is referred to as “Numerous Owners” property and is generally described as being North of 151st Street, South of SR 32 West, West of Little Eagle Creek and East of the Hamilton/Boone County line and within Westfield-Washington Township.

The Indiana Statutes (IC.36-4-3-13(d)) governing annexation activity by the City of Westfield require the preparation of a written fiscal plan and the establishment of an annexation policy by resolution, as of the date of the annexation ordinance. The fiscal plan is required to present cost estimates and a plan for the extension of municipal services to the areas proposed for annexation. Municipal services of a non-capital nature are required to be provided within one (1) year of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the city limits. Likewise, municipal services of a capital improvement nature are required to be provided within three (3) years of the effective date of the annexation ordinance.

This report contains an estimate of the development revenues and expenditures that will result from the annexation of certain territory by the City. While the City is committed to providing the highest quality service to all areas of the community, the dollar figures presented here are only estimates and are subject to change. Variations may occur depending upon the rate and extent of future development, an increase or decrease in the cost of providing municipal services, or fluctuations in future property assessments.

Participants Involved in Fiscal Plan Preparation

City of Westfield

J. Andrew Cook	Mayor / Executive Officer
Bruce A. Hauk	Deputy Mayor / Chief Administrative Officer
Kevin Jowitt	Police Chief
Todd Burtron	Fire Chief
Kurt Wanninger	Director of Public Works
Joseph Plankis	Director of Economic Development
William Lundy	Director of Information Technology
Cindy Gossard	City Clerk / Treasurer
Gregory J Anderson, AICP	Director of Community Development

Financial Consultants

Buzz Krohn, O.W. Krohn Associates

Report prepared by:
Gregory J Anderson, AICP
Director, Community Development
City of Westfield

City of Westfield

Annexation Philosophy and Plan

The proposed Annexation is part of a larger, more comprehensive annexation plan and philosophy that has been in existence in the Westfield community for more than ten (10) years.

Although not currently confirmed through a resolution, the following philosophy will be forthcoming to represent the City's annexation plan.

Fiscal Policy of the City

It is appropriate to state that the annexation policies of the City are expected to correspond with the fiscal policies of the City. Therefore, it is the policy of the City of Westfield that annexation should only be undertaken under circumstances which are not adverse to the fiscal interests of the current residents and taxpayers of the City of Westfield.

General Philosophy and Plan

The philosophy and plan of the City of Westfield is to annex real estate into its corporate limits in accordance with the terms of Title 36, Article 4, Chapter 3 of the Indiana Code. The adoption of an ordinance authorizing such annexation shall:

- *Provide the residents of the City of Westfield with a broad, stable and growing economic tax base; and,*
- *Provide a plan for the quality and quantity of urban development in a coordinated manner; and,*
- *Provide for preservation and enhancement of the public's overall health, safety, and welfare, regarding all of the City's residents; and,*
- *Allow for the provision of services to the annexed area in a cost effective manner that will not significantly impact existing residents.*

Further the City Shall:

- First seek the voluntary annexations of new development contiguous to the current City boundaries. It is certainly the preference of the City of Westfield to implement annexation action under the most amenable conditions possible; therefore in cases where it is practical and possible to achieve consensus the City prefers to proceed with annexation under the "voluntary" provisions of the statute (IC36-4-3-5).
- Enhance the existing assessed valuation of our municipality through voluntary annexations such that future annexations of "built out" neighborhoods can be achieved without tax differentials being the overriding issue being debated.

- Consider any requests for voluntary annexation from existing neighborhoods.
- Consider any involuntary annexations that will positively impact the future economic development opportunity of the community.

Financial Incentives in Support of Annexation

Aside from the issue of municipal services, the City has developed annexation and growth policies with support for the concept of applying economic incentives to the annexation policies as a basis for building public support and popular consensus. The financial incentives possibly considered by the City of Westfield include:

- tax abatement provided by IC 36-4-3-8.5;
- delay of the effective date of the annexation provided by IC 36-4-3-8;
- negotiation of supplemental services (based on surplus tax revenues);
- elimination of utility services surcharges;
- appropriate arrangements as provided by IC36-4-3-21; and,
- agricultural tax liability exemption for municipal taxes provided by IC36-4-3-4.1.

It is the fundamental position of the City, however, that the extension of such financial incentives shall be made primarily in those cases where it is appropriate to the fiscal and governmental interests for the City of Westfield.

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Requirements of Indiana Law

The City Council for the City of Westfield is granted the authority under Indiana law to annex land that conforms with the terms of Title 36, Article 4, Chapter 3 of the Indiana code. The minimum criteria used to determine the eligibility of land for annexation must establish that:

- The territory sought for annexation is contiguous to the corporate boundary of the municipality; or
- The territory sought for annexation is not contiguous to the corporate boundary of the municipality, but is occupied by a municipally owned or operated airport or landing field; or
- The territory sought for annexation is not contiguous to the corporate boundary of the municipality, but is occupied by a municipally owned or regulated sanitary landfill, golf course, or hospital.

Additionally the following criteria are also used to further determine the eligibility of land for annexation and must establish that:

- The boundary of the area proposed for annexation must be at least 1/8 contiguous to the present corporate limits of the municipality, and:
 - have a population density of at least three persons per acre; or
 - be zoned for commercial, business, or industrial use; or
 - be at least 60% subdivided.
- The boundary of the area proposed for annexation must be at least 1/4 contiguous to the corporate limits of the municipality, and the area must be needed and can be used by the municipality for its development in the reasonably near future. The preparation of a written fiscal plan is also required to outline the provisions for:
 - The cost estimates of planned services to be furnished to the area proposed for annexation;
 - The method or methods of financing the planned services;
 - The plan for the organization and extension of planned services;
 - The provision of planned services of a non-capital nature within one (1) year of the effective date of annexation; and,
 - The provision of planned services of a capital improvement nature within three (3) years of the effective date of annexation.

The fiscal plan must also discuss the provisions to be made to ensure the delivery of capital and non-capital services in a manner equivalent in standard and scope to those services currently being provided to other areas within the corporate boundary regardless of topography, patterns of land use, and population density. This document is intended to serve as the aforementioned fiscal plan.

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Parcel Analysis

Location

The area proposed for annexation is generally described as the real estate located North of 151st Street, South of SR 32 West, West of Little Eagle Creek and East of the Hamilton/Boone County line.

(reference attached Exhibits “B” – Legal Description and “C” – Aerial Map)

Contiguity

The area considered for annexation is contiguous to the corporate boundary of the City of Westfield. The perimeter of the parcels measure approximately 45,672 feet which is 8.65 miles.

The area (property boundary) that is contiguous to the City Limits is 8.65 miles, which exceeds the statutory requirements of one-eighth (1/8) contiguity.

Size

The area proposed for annexation encompasses an area of approximately 3.398 square miles or approximately 2174.9 acres.

Population

The population of the area proposed for annexation is estimated to be 819 persons, should this property be developed. Census Tract and Block statistics from the 2000 Census of Population and Housing indicate an average of 0.16 persons per dwelling unit for Washington Township. The parcels do not have a population density greater than three (3) persons per acre.

US Census Information - 2000	
State:	Indiana
County:	Hamilton
County Subdivision:	Washington Township
Census Tract:	1103
Block Group:	6
Block:	6008
Congressional Dist:	6
Congressional Dist:	5
State Legislative (Upper):	21
State Legislative (Lower):	38
School District, Unified:	Westfield-Washington
Super Public Use Microdata Area:	18070
Public Use Microdata Area:	01901
MSA/CMSArea:	Indianapolis, IN MSA
3-Digit Zip Code:	460
5 Digit Zip Code:	46074
Total Block Population:	7547
Block Area (size = acres):	48307.2
Average Population / Acre:	0.16
Estimate of Annexation Population:	819

Structures

The area under consideration has an existing structure type as follows:

Existing Structures		
Type of Structure	# of Units	Pop.
Single-Family Detached	273	819
Single-Family Attached	0	0
Multiple-Family	0	0
Commerical / Retail	5	
Industrial / Manufacturing	0	
Industrial / Manufacturing	0	
Total:	278	819

Patterns of Existing Land Use

Existing land use as determined by a field investigation and review of the attached aerial photograph (Exhibit "C") of the following:

Land Use (Acres)		
Single-Family Detached:	750.0	34%
Single-Family Attached:	0.0	0%
Multiple-Family:	0.0	0%
Commercial / Retail:	150.0	7%
Industrial / Manufacturing:	50.0	2%
Institutional [schools/parks]:	0.0	0%
Public R.O.W.:	50.0	2%
Undeveloped / AG:	1198.7	55%
Total Acres:	2198.7	100%

Zoning

The area proposed for annexation is currently located within the planning and zoning jurisdiction of the City of Westfield through a joinder agreement with Washington Township served by the Advisory Plan Commission (APC). If annexed, the parcels will remain in the same planning jurisdiction.

Zoning designations in the proposed annexed area include the following districts:

Zoning Districts	
Zone	Description
AG-SF1	Agricultural Single Family 1
PUD	Planned Unit Development
SR32	State Road 32 Overlay District
SF-5	Single Family 5
LB	Local Business
EI	Enclosed Industrial
OI	Open Industrial

See attached Map, Exhibit E.

Upon the annexation of the properties stated herein, none of the adjoining properties zoning designations will in effect change from this annexation.

Property Tax Assessment

The pay 2009 total net assessed valuation of all real property and its improvements located within the area proposed for annexation is \$44,924,800.00 .

Municipal Property Tax Rate

The existing 2008 pay 2009 property tax rate assessed to all real property and its improvements within the area proposed for annexation is \$2.44 per \$100.00 of assessed valuation. This is the total Westfield-Washington Township tax rate assessed to all real property and its improvements.

City Council District

The areas for the proposed annexation shall be incorporated into Council District 4.

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Municipal Services

The City of Westfield currently extends to its citizens a diverse range of public services. These services are provided by six different municipal departments. Each department has a unique and separate function within the municipal service system of the City. These departments include: Administration (Executive Office), Police, Fire, Public Works, Economic Development, Information Technology, Parks and Recreation, City Clerk/Treasurer and Community Development.

Each of the municipal service sectors are analyzed in this section to determine the impact of annexation on their ability to provide both capital and non-capital services to the area proposed for annexation as required by Indiana law. The method used to determine the fiscal impact of annexation is known as “*fiscal impact analysis*.”

Fiscal impact analysis is a method of evaluation that is used to measure and project the direct public costs and revenues associated with residential and non-residential growth within a municipality. It explores public (government) costs and revenues. It does not consider private costs of public actions. Therefore, special assessments on real property or the value of land dedications required of developers are considered private revenues. Individual services contracted for homeowners associations, neighborhoods, and similar groups are also considered private.

Fiscal impact analysis has been used throughout the United States for nearly seventy-five years as a means of objectively evaluating development proposals, including those involving annexation. Throughout its tenure as a fiscal management tool of local government, fiscal impact analysis has evolved along with the maturation of the towns and cities in which it has been used. We are using two of the methods of fiscal impact analysis known as Per Capita Multiplier and Case Study.

Per Capita Multiplier

The “*Per Capita Multiplier*” method is the most widely used and relies on average municipal costs per person as an indicator of future costs incurred due to various types of development. This method is commonly employed in situations where service infrastructure bears a close relationship to service demand such that average costs of providing services to current users is as reasonable approximation of the cost to provide similar services to future users.

Case Study

The “*Case Study*” method of fiscal impact analysis is applied in very large, stable or declining cities, or very small, rapidly growing rural fringe areas. These communities typically exhibit excess or deficient service capacity. It projects future costs based on future demand determined by interviewing municipal department heads. This method assumes that each department head knows best the functional capacity of their agency and can respond most accurately to specific questions about existing and future service demands and the costs associated with the extension of services.

All municipal departments were analyzed to determine the extent of the affect of annexation. The Police, Fire, Public Works, Information Technology, Administration, Parks and Recreation and Community Development departments were identified as being affected by the annexation of new territory.

The effect on some of these departments was determined to be minimal and is likely to create no demand for additional personnel and associated expenditures. It can therefore be assumed that these departments are characterized by having adequate or possibly excess service capacity, and that the area proposed for annexation will not affect the workload of these departments or cause the need for additional expenditures associated with the provision of services.

The existing levels and costs of service provisions for each department are outlined on the next several pages of this report.

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Police Department

The thirty-eight (38) sworn officers of the City of Westfield Police Department provide the citizens of Westfield with public safety and emergency response service throughout the corporate limits of the City. The individual services include: neighborhood patrols for the prevention of crime; detection and apprehension of criminal offenders; resolution of domestic disputes; anti-crime and anti-drug public education; traffic control and accident reporting; and the creation and maintenance of a general feeling of safety and security throughout the community.

The services provided by the Police Department vary in their individual requirements for personnel and financial resources and are subject to annual review and approval by the Westfield City Council.

Annual operating costs associated with the addition of a uniformed police officer includes employees salary, overtime pay, holiday pay, clothing and uniform allowance, health insurance, training, pension benefits and administrative overhead in the amount of sixty-five thousand (\$65,000.00).

Capital one time costs associated with the addition of a uniformed police officer includes a patrol vehicle and related equipment in the amount of fifty-five thousand (\$55,000.00). These costs have been factored together to arrive at necessary service level increases for various areas under consideration for annexation.

The area identified for annexation includes 2174.9 acres and an estimated population of 819 persons. The City of Westfield will provide police service to the proposed annexation area upon the effective date of annexation through the extension of an existing patrol area.

Provisioning of planned service of a non-capital nature within one year.

The services can be provided for the annexed area with existing personnel. The additional cost for the police officers to patrol this newly annexed area will be above and beyond the existing budgeted amount. The department will see an annual increase to its budget in the amount of \$422,321.95 .

Provision of planned services of a capital improvement nature within three years.

Any additional capital requirements can be accommodated in future budgets through the annual budgeting process.

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Fire Department

The fifty-eight (58) Firefighters and EMS personnel employed by the City of Westfield Fire Department respond to fire emergencies, chemical and hazardous material spills, and general life safety emergencies throughout the corporate limits of Westfield and throughout the remainder of Washington Township, Hamilton County.

The personnel of the Fire Department are assigned to two (2) fire stations located on Dartown Road (Headquarters) and 151st Street, respectively. Each station is the primary respondent to emergencies within its assigned geographical area. Secondary response is provided by personnel and equipment by volunteer and paid city and town fire departments in adjacent communities.

The existing Fire Department currently has the entire responsibility for services throughout Washington Township; therefore, the annexation of this new territory will not change the impact or the need for additional personnel. The Geographic Information System (GIS) Study regarding the Emergency Services Response Capabilities, which was presented and released in 2008, further analyzes and expounds upon the annexation of new territory.

Provisioning of planned service of a non-capital nature within one year.

The services can be provided for the annexed area with existing personnel because currently the City provides the services to the entire township.

Provision of planned service of a capital nature within three years.

The capital services required for future growth in the fire services for Westfield-Washington Township will be managed through the annual budgeting process.

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Public Works Department

Transportation Division

The *Transportation Division of the Public Works Department* of the City of Westfield is part of the Public Works Department and has responsibility for the maintenance and upkeep of all streets and public rights-of-way within the City Limits of Westfield. Maintenance activities include potholes and curb repair, mowing of weeds and other vegetation, street sweeping, sign maintenance and replacement, roadside drainage, pavement striping, and snow removal. It is also responsible for reconstruction of sidewalks and removal of dead or damaged trees from the City rights-of-way.

Other responsibilities include resurfacing and reconstruction of all public roads with the exception of the roads falling under the jurisdiction of the Indiana Department of Transportation or the Hamilton County Highway Department. These operations are primarily funded from the Motor Vehicle Highway (MVH) fund, the Local Road and Street Fund (LR&S), and the Road and Street Improvement Fund.

There is approximately 65480 lineal feet (12.40 miles) of public roads proposed in the annexation area. These roads include parts of the following named roads:

SR 32 West, 166th Street, 156th Street, Little Eagle Creek, Joliet Road, Shelborne Road and Hamilton-Boone County Line Road

Provisioning of planned service of a non-capital nature within one year.

The Transportation Division services can be provided for the annexed area with existing personnel with possible overtime expenditure not to exceed \$311030.00. This additional expenditure can be accommodated with the additional revenue generated from the properties herein.

Provision of planned service of a capital nature within three years.

The capital services required for the new area will be achieved through increased MVH and LR & S funds received through the expanded road mileage formulas that result in funds from the State. Road improvements are evaluated each year and the new annexed area would be in that annual review process for consideration of improvements.

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Public Works Department

Water and Sewer Services

The *Water and Sewer Services* will be provided by Westfield Public Works Department / Water and Wastewater Divisions, which are responsible for the operation of the Water and Wastewater works for the City of Westfield. Services for both water and sewer are provided within the corporate limits and into certain areas of Washington Township currently.

The proposed area for annexation is currently not served by City water and sewer service and would have to be provided within the three (3) year capital service requirements.

Utility Service

The City of Westfield will provide access to sewer and water utility service for any proposed development and/or individual land owner, with the costs for connecting to that utility service to be borne by the developer/owner, in accordance with the policies and fee structure set forth by the Westfield City Council.

The development policies of the City of Westfield and the Westfield-Washington Advisory Plan Commission have required developers to install sewer and water utilities within their developments for the vast majority of developed sites within the City and/or Township for many years. In most cases, the developer installs such infrastructure and then adds this cost to the price of the developed parcel. This means that the cost of such infrastructure is paid by each individual property owner. However, in some cases, based upon the specific request of the developer or owner, the development has been allowed to proceed without utility connections.

The City's policy for utility connection shall be that the developer or owner may choose not to connect the proposed development to the municipal utility systems, and thus avoid the immediate cost of said connection. However, *when utility connections are later required, for whatever reason, the system of fees and charges promulgated by the Westfield City Council shall apply to that utility connection.* In this manner, the cost of installation of utility infrastructure is equitable to all property owners within the service area of the utility, whether the owner decides to connect to the utility systems when the development first occurs, or whether the owner decides to connect at some later date. The City currently has a method for allocating the cost of utility connections in a manner which is favorable to the property owners.

The City also reserves the right to consider other options for providing utility services when working with proposed annexation areas. Options which may be considered include, but are not limited to: payment plans, enlargement of payment periods, discounts, Barrett Law funding, bonds, inter-local agreements and BOT agreements.

Municipal Water Utility

The *municipal water utility* through its Public Works Water Division, provides potable water service to properties within the service area of the water utility and in many cases outside of the corporate limits of the municipality. The municipal water utility technically provides the service of pumping water from the water source, treating the water to some level, distributing the water

into the system of municipal water lines, storing the water for peak demand and fire protection purposes, and maintaining the system, in its entirety. This policy states that the water utility meets the parameters of providing access to water utility service, to a property, when a municipal water distribution line is within the distributive area of a main trunk line or lateral line. When water lines are already developed with respect to a specific property, the water utility is made directly available to that property when a water line is located within three hundred (300) lineal feet of the nearest property line of the developed parcel. Water utility service and connection costs are handled in a manner similar to that of the wastewater utility.

In some cases, property owners have not connected their property to the municipal water system and use private water sources (primarily wells) instead. This election is made by the property owner in accordance with the development standards of the property at the time of the original development. The municipal water system also extends beyond the corporate limits of the municipality and service is provided to property in unincorporated areas. The water utility is administered by the Westfield Board of Public Works who is responsible for recommending user charges to the legislative body of the municipality for implementation. The legislative body of the municipality may consider changes to the user charge system to reflect special situations, as well as changes in policy with regard to the type of customer and/or the location (inside or outside of the corporate limits of the municipality).

The policy of providing municipal water service is not to be construed as being “*free*” in any respect, and these costs are certainly not covered by property taxes. The water utility is supported by a system of user charges (*impact fees*) which is administered by the Westfield City Council. In addition, the development policies and standards of the municipality require the developer or owner to pay any capital costs associated with the extension of water distribution facilities into any proposed development and/or area of the City or Township. The major capital expenditures covered by the water utility (outside of the service extensions afforded by the developers) are the capital cost of constructing and maintaining water pumping and treatment and storage facilities. These are paid either directly or indirectly through the utility’s user charge system. The cost of extending distribution lines is to be borne by the property owner or developer.

Property tax revenues are not a part of the water utility budget. The water utility sets a system of user charges which are generally paid on a monthly basis. Those user charges cover both the capital and operating costs of the water utility. In addition to monthly service charges, the water utility may consider and/or establish a system of fees or other services such as various connection fees, or supplemental fees for special facilities installed to meet the needs and demands of customers. The water utility is also subject to some regulatory requirements which are administered at the State and Federal level. As such, the system of fees and charges must be adjusted from time to time to remain current with regulatory and other requirements.

Fire Hydrants

Fire hydrants are generally supported by the user charge system of the water utility. As stated with regard to other services, the municipality may seek changes in the system of revenues used to pay for such services; however, at this time the policy of the City is that the developer of the

site – without regard to the nature of the development – is responsible for installing the fire hydrants necessary to protect the proposed development from catastrophic fire.

Municipal Wastewater Utility

The *municipal wastewater utility* through its Public Works Water Division, provides access to wastewater collection, treatment and disposal service to all properties within the corporate limits of the municipality. This policy states that the municipality meets the parameters of providing access to municipal wastewater service when the parcel is within the drainage watershed of a major interceptor, trunk or lateral sewer ***which ultimately delivers wastewater to the municipal wastewater treatment plant.*** In cases where sewer laterals are made available to developed parcels, the standard for service is met when a municipal sewer is located within three hundred (300) lineal feet of the nearest property line of the parcel.

In some cases, property owners have chosen not to connect their development to the municipal sewer system and use private wastewater disposal facilities (primarily septic tanks), instead. This decision is based purely upon the owner's election and the development standards of the original property development. As noted above, the general policy of the City is that the developer pays the cost of installing wastewater utility service in accordance with the schedule of fees and charges in effect at that time, and then adds that cost to the price of the developed parcel. In this manner, the property owner ultimately pays for the cost of the wastewater utility connection.

In the case of developers or owners who elect not to pay the cost of wastewater utility connections for whatever reason, it is the policy of the City of Westfield to respect that decision. However, when those private wastewater facilities become dysfunctional, it is the policy of the City of Westfield to provide such wastewater utility connections at the capital expense of the owner, and in accordance with the schedule of fees and charges set forth by the Westfield City Council at the time the work is undertaken. In this manner, the provision of wastewater utility services is equitable to all property owners.

The municipal wastewater system extends beyond the corporate limits of the municipality and municipal wastewater service is provided to property in unincorporated areas. The wastewater utility is also administered by the Westfield Board of Public Works which is responsible for developing and recommending a system of user charges for implementation. These user charges must cover the cost of both capital and operations of the wastewater utility. The municipality may consider changes to the user charge system to reflect special situations, as well as changes in policy with regard to the type of customer or the location (inside or outside of the corporate limits of the municipality).

The policy of providing municipal wastewater service is also not to be construed as being “free” in any respect, and the costs of such services are certainly not covered by property taxes. The wastewater utility is supported by a system of user charges which is administered by the Westfield Board of Public Works to cover both capital and operating expenses, in cooperation with the municipality. Property tax revenues are not a part of the wastewater utility budget. The development standards of the municipality are such that the capital cost of wastewater utility services are afforded by the developer as part of the development of the property (and that cost is

ultimately passed on to property owners). In addition to monthly service charges, the wastewater utility has established a system of fees for other services such as various connection fees, and/or supplemental fees for special facilities installed to meet the needs and demands of various customers. The cost of extending distribution lines is to be borne by the property owner or developer. The wastewater utility is also subject to regulatory requirements which are administered at the State and Federal level. As such, the system of fees and charges must be adjusted from time to time to remain current with regulatory and other requirements.

Wastewater utility services which are within the wastewater service area of the City of Westfield will be extended to any property desiring wastewater services and charges for the capital and non-capital cost of extending these wastewater services will be paid by the property owner in accordance with the approved schedule of rates and charges of the wastewater utility, and in accordance with approved annexation policies of the City. Currently, private developers install the local collector sewers as part of their development costs and pay access, as well as, capacity fees for the interceptor and treatment plant costs.

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Economic Development

The Westfield Economic Development Department is funded by its departmental budget approved by the City Council of the City of Westfield.

The proposed annexation is not anticipated to have an appreciable affect on the activities associated by the existence of this department within the City of Westfield.

Provisioning of planned service of a non capital nature within one year

The services can be provided for the annexed area with the existing budget.

Provision of planned service of a capital nature within three years

The capital services required for future growth in economic development will be accomplished through the annual budgeting process.

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Information Technology

The Westfield Information Technology Department and its services are funded by the general fund of City of Westfield.

The proposed annexation is not anticipated to have an appreciable affect on this department and no additional costs for this function are anticipated.

Provisioning of planned service of a non capital nature within one year

The services can be provided for the annexed area with the existing budget.

Provision of planned service of a capital nature within three years

The capital services required for future growth in information technology will be accomplished through the annual budgeting process.

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Parks and Recreation

The Westfield Parks and Recreation services are funded out of the Parks and Recreation departmental budget with the City of Westfield and user fees associated with the various functions and activities of the department.

The inventory of facilities include: Quaker Park, Simon Moon Park, Asa Bales Park, Liberty Park, Hadley Park and Freedom Trails park. These parks and recreation operations are supported by the City's General Fund and user fees.

The proposed annexation is not anticipated to have an appreciable affect on existing park facilities and no additional costs for this function are anticipated.

Provisioning of planned service of a non capital nature within one year

The services can be provided for the annexed area with the existing budget.

Provision of planned service of a capital nature within three years

The capital services required for future growth in parks will be accomplished through the annual budgeting process.

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Clerk-Treasurer

The Clerk-Treasurer of the City of Westfield is responsible for the maintenance of all City records as it relates to the actions of the City Council and City finances.

The proposed annexation is not anticipated to have an appreciable affect on existing operations and no additional costs for this function are anticipated.

Provisioning of planned service of a non capital nature within one year.

The services can be provided for the annexed area with existing personnel

Provision of planned service of a capital nature within three years.

The capital services required for this department can be accomplished through the annual budgeting process.

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Community Development Department

Planning Division

The Planning Division of Community Development is responsible for all of the planning and zoning support for the Advisory Plan Commission and the Board of Zoning Appeals. These responsibilities currently involve all of Washington Township; therefore, no service level increases are expected for this department with respect to the proposed annexation area.

Provisioning of planned service of a non capital nature within one year.

The services can be provided for the annexed area with exiting personnel who already serve the entire Township area.

Provision of planned service of a capital nature within three years.

The capital services required for this department can be accomplished through the annual budgeting process.

Code Enforcement Division

The Code Enforcement Division of Community Development is responsible for all of the code and ordinance enforcement within the City of Westfield corporate limits. No service level increases are expected for this department with respect to the proposed annexation area.

Provisioning of planned service of a non capital nature within one year.

The services can be provided for the annexed area with existing personnel who already serve the entire City area.

Provision of planned service of a capital nature within three years.

The capital services required for this department can be accomplished through the annual budgeting process.

Building & Inspections Division

The Building & Inspections Division of Community Development processes building permits throughout all of the Washington Township, Hamilton County area. It conducts inspections on new buildings and unsafe structures. Since this department currently functions throughout the entire Township, no service level increases are expected for this department with respect to the proposed annexation.

Provisioning of planned service of a non capital nature within one year.

The services can be provided for the annexed area with exiting personnel, who already serve the entire Township.

Provision of planned service of a capital nature within three years.

The capital services required for this department can be accomplished through the annual budgeting process.

Financial Summary and Recommendations

The area proposed for annexation has been researched and analyzed in accordance with the terms of the Indiana Code, title 36, Article 4, Chapter 3.

Financial Summary

The primary source of revenue for the City of Westfield is that which is received from property taxes and COIT (County Option Income Tax).

The net assessed valuation of all real property and its improvements within the area proposed for annexation is \$44,924,800.00 .

As a result of additional population and roadways, the City of Westfield also receives revenue from other sources that include Alcohol Gallonage Taxes, Cigarette Tax, Vehicle Excise Tax, MVH road miles tax, and LR& S road mile tax.

Assuming the annexation occurs prior to January 1, 2009, the property within the area proposed for annexation will then be entered into public record and assessed for taxation as an incorporated area.

Revenue received by the City of Westfield from property assessed on or before March 1, 2009 will not be realized until May and November of 2010. The delay in the collection of property taxes will cause the City to experience a cost of services from existing budgets due to the required provision of non-capital services in the first year following annexation. To the extent that real costs exceed revenue as a result of this annexation, the City of Westfield is prepared to use funds from other budgeted line items in order to assure that services required by State Statute are provided to the proposed annexation area.

The following tables show the net assessed valuation that would be achieved through the proposed annexation. This takes into account the exempt properties and the tax abatement applied to all of the other parcels.

With the exception of calendar year 2009, the City of Westfield will accrue a net addition to budget line items that support the operating costs of the newly annexed area.

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Estimated Net Assessed Valuation Table

		2008	2009	2010	2011
Total AV of Annexed Area		\$ 44,924,800	\$ 46,272,544	\$ 47,660,720	\$ 49,090,542
Less AV Agr. (Exempt)		\$ -	\$ -	\$ -	\$ -
			0%	0%	0%
Total AV Non-Agriculture		\$ 44,924,800	\$ 46,272,544	\$ 47,660,720	\$ 49,090,542
Less Abatement			\$ -	\$ -	\$ -
			0%	0%	0%
Est. AV net of Abatement			\$ 46,272,544	\$ 47,660,720	\$ 49,090,542

Estimated Revenue and Expense Table

		2008	2009	2010	2011
Revenue Sources					
COIT		\$ -	\$ 149,461	\$ 153,945	\$ 158,563
Property Tax Rev.		\$ -	\$ 196,653	\$ 202,552	\$ 208,629
Other Revenue		\$ -	\$ 70,047	\$ 72,148	\$ 74,312
MVH		\$ -	\$ 300,732	\$ 309,754	\$ 319,047
LRS		\$ -	\$ 146,719	\$ 151,120	\$ 155,654
TOTAL:		\$ -	\$ 863,612	\$ 889,519	\$ 916,205
Operating Costs		\$ -	\$ 733,352	\$ 751,686	\$ 770,478
Net Realized		\$ -	\$ 130,260	\$ 137,833	\$ 145,727

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Capital Services for Water

The total estimated cost to provide for water services to the annexed area is anticipated to be funded through its connection fees (assuming the equivalent of three (3) units per acre) associated with the 2174.9 acres of land would generate approximately \$1,293,750.00 of the estimated \$6,881,500.00 necessary to construct the water system.

If the 2174.9 acres would build out in 10 years, *a conservative estimate*, the recovery of connection fees over that time period would provide an income stream of approximately \$129,375.00 annually to support the bond payments.

In addition, annual user fees for service, would add another \$157,950.00 per year once the area is completely built out.

This evaluation indicates that the City of Westfield could provide these services to the annexed area.

Capital Services for Wastewater

The total estimated cost to provide for wastewater services to the annexed area is anticipated to be funded through its connection fees (assuming the equivalent of three (3) units per acre) associated with the 2174.9 acres of land (562.5 dwelling units), which would generate approximately \$2,643,750.00 of the estimated \$10,588,500.00 necessary to construct the wastewater system.

If the 2174.9 acres would build out in 10 year(s), *a conservative estimate*, the recovery of connection fees over that time period would provide an income stream of approximately \$264,375.00 annually to support the bond payments.

In addition, annual user fees for service would add another \$309,150.00 per year to the revenue stream once the area is completely built out.

This evaluation indicates that the City of Westfield would be able to provide these services to the annexed area.

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RECOMMENDATIONS

Annexation is recommended due to its conformity with the Indiana State Statutes governing annexation by a municipality, as noted below. The effective date of the annexation is expected to be ninety (90) days following its passage and publication as required by law. Pursuant to I.C. 36-4-3-1.5, the area proposed for annexation is at least one-fourth contiguous to the existing corporate limits of the City of Westfield. Furthermore, this report has established a plan and cost estimate for the provision of municipal services to the area proposed for annexation and outlined provisions for the following, pursuant to IC 36-4-3-13(d).

- The cost estimates of planned services to be furnished to the area proposed for annexation;
- The method or methods of financing the planned services;
- The plan for the organization and extension of planned services;
- The provision of planned services of a non-capital nature within one (1) year of the effective date of the annexation; and,
- The provision of planned services of a capital improvement nature within three (3) years of the effective date of the annexation.

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EXHIBIT “A” - TIMELINE

Feasible Timeline for City of Westfield

Introduction of Annexation:	June 23, 2008
Public Hearing:	August 25, 2008
Ordinance Adoption:	August 25, 2008
Ordinance Effective:	December 29, 2008

EXHIBIT “B” – LEGAL DESCRIPTION

City of Westfield, Hamilton County, State of Indiana – Annexation Description

Southwest Area One

SEA Group
Land Surveyors
404 Grade Drive Phone: 317.844.3333
Carmel, IN 46032 Fax: 317.844.3363
www.SEAgroupLLC.com

A part of Section Four (4), Five (5), Six (6), Seven (7), Eight (8), and Eighteen (18), all within Township 18 North, Range 3 East, Washington Township, Hamilton County, State of Indiana, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Indiana State Road No. 32 and the West line of said Section 6; thence Easterly along said centerline approximately 13,465 feet to its intersection with the East line of the West Half of said Section 4, being the West line of a Previous Annexation to the City of Westfield, State of Indiana, designated 05-09, the following four (4) calls being along the Western lines thereof;

- 1) thence Southerly along said East Half Section line approximately 802 feet;
- 2) thence Westerly approximately 1,580 feet to a point in the centerline of Little Eagle Creek Avenue;
- 3) thence meandering Southwesterly along said Little Eagle Creek Avenue approximately 16,512 feet to a point on the North line of the South Half of said Section 18;
- 4) thence Westerly approximately 2,543 feet to a point in the West line of said Section 18; thence Northerly along the West lines of the aforementioned Section 6, 7, and 18 approximately 12,918 feet to the POINT OF BEGINNING of this description, containing approximately 2,234 Acres, more or less.

(Note: This description was prepared without benefit of a real estate boundary survey and should not be used for transfer of ownership.)

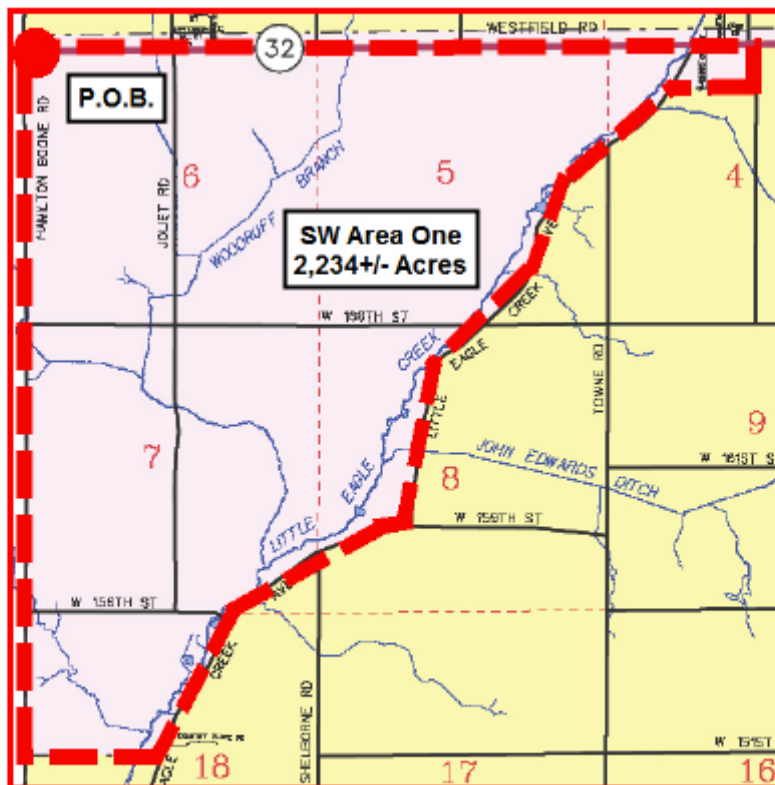
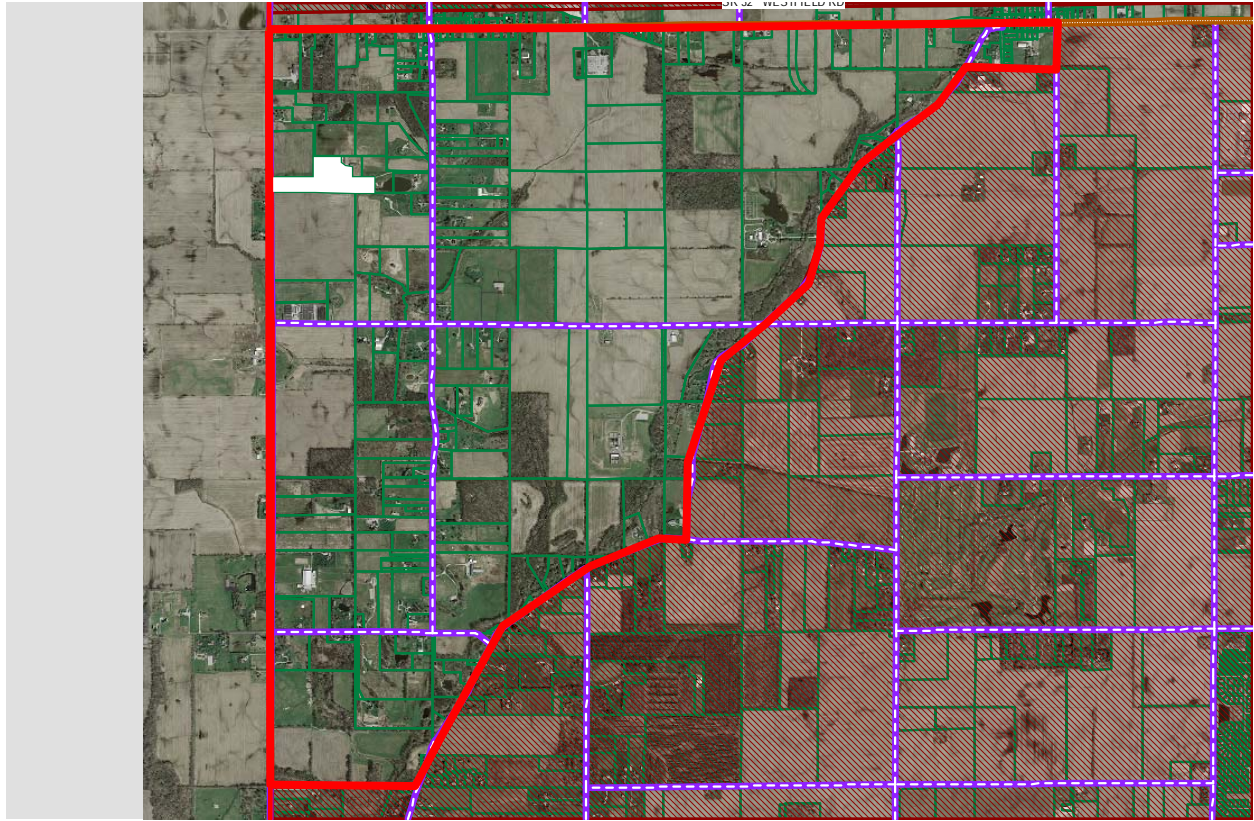


EXHIBIT “C” – AERIAL MAP



— Subject Property

EXHIBIT “D” – PROPERTY IDENTIFICATION

PIN	Ownership	Property Address	Assessed Value	Acres
08-09-04-00-00-001.000	Ploughe, Mary E	0 S R 32 W	10400	8.65
08-09-04-00-00-002.000	Rushing, Ralph D Jr & Rebecca M	2313 S R 32 W WESTFIELD, IN 46074	130300	1.15
08-09-04-00-00-003.000	Moore, Lena Catharine	17444 Little Eagle Creek Ave, WESTFIELD, IN 46074	165500	9.93
08-09-04-00-00-003.001	Wehr, Franklin W & Frankie B	17520 Little Eagle Creek Ave WESTFIELD, IN 46074	9200	2.94
08-09-04-00-00-004.000	Lockhart, Roy E & Nancy A Trustee of Roy & Nancy Lockhart Revocable Living Trust	17428 Little Eagle Creek Ave	132700	8.96
08-09-04-00-00-005.000	Hittle, Chad & Amy	17465 Little Eagle Creek Ave WESTFIELD, IN 46074	226700	2.44
08-09-04-00-00-005.002	Franco, David J & Stephenie	17527 Little Eagle Creek Ave WESTFIELD, IN 46074	126800	1.59
08-09-04-00-00-005.003	Hittle, Jeremy S	0 Little Eagle Creek Ave	252900	2.29
08-09-04-00-00-008.001	Moore, Robert W & Diane A	17314 Little Eagle Creek Ave WESTFIELD, IN 46074	170600	7.09
08-09-04-01-01-001.000	Slagle, R W & Darren K Peck T / C	2025 S R 32 W WESTFIELD, IN 46074	33800	0.13
08-09-04-01-01-002.000	Slagle, R W & Darren K Peck T / C	0 S R 32 W	4500	0.06
08-09-04-01-01-003.000	Slagle, R W & Darren K Peck T / C	0 S R 32 W, WESTFIELD, IN 46074	2200	0.02
08-09-04-01-01-004.000	Slagle, R W & Darren K Peck T / C	2012 S R 32 W WESTFIELD, IN 46074	15000	0.21
08-09-04-01-01-005.000	Slagle, Roland	2019 S R 32 W WESTFIELD, IN 46074	30000	0.22
08-09-04-01-01-006.000	Sundholm, Harlan Trustee of Sundholm Living Trust	2011 S R 32 W WESTFIELD, IN 46074	40000	0.22
08-09-04-01-01-007.000	Clements, Marlene L & Pete Jt/Rs	1951 S R 32 W WESTFIELD, IN 46074	81800	0.18
08-09-04-01-01-008.000	Clements, Marlene L & Pete Jt/Rs	1947 S R 32 W WESTFIELD, IN 46074	15300	0.21
08-09-04-01-01-009.000	Moon, Hilda Trustee of Hilda Moon Revocable Trust 1/2 int & Hilda & Fred Moon CoTrustees of Martin Moon Credit Trust 1/2 int fbo Hilda Moon for her life	1933 S R 32 W WESTFIELD, IN 46074	15300	0.21
08-09-04-01-01-010.000	Bailey, Gary Z & Vicki L	1929 S R 32 W WESTFIELD, IN 46074	63100	0.21
08-09-04-01-01-011.000	Silver, Emma Jean	1917 S R 32 W WESTFIELD, IN 46074	14400	0.21
08-09-04-01-01-012.000	Silver, Emma Jean	0 S R 32 W	15700	0.21
08-09-04-01-01-013.000	Maierhofer, Karl & Amy E	1905 S R 32 WESTFIELD, IN 46074	53300	0.19
08-09-04-01-01-014.000	Moon, Hilda Trustee of Hilda Moon Revocable Trust 1/2 int & Hilda & Fred Moon CoTrustees of Martin Moon Credit Trust 1/2 int fbo Hilda Moon for her life	1181 S R 32 W, Westfield, IN 46074	178300	9.77
08-09-04-01-01-015.000	Moon, Hilda Trustee of Hilda Moon Revocable Trust 1/2 int & Hilda & Fred Moon CoTrustees of Martin Moon Credit Trust 1/2 int fbo Hilda Moon for her life	0 Pennsylvania St	35900	0.25
08-09-04-01-01-016.000	Moon, Hilda Trustee of Hilda Moon Revocable Trust 1/2 int & Hilda & Fred Moon CoTrustees of Martin Moon Credit Trust 1/2 int fbo Hilda Moon for her life	0 Pennsylvania St	15300	0.25
08-09-04-01-01-017.000	Moon, Hilda Trustee of Hilda Moon Revocable Trust 1/2 int & Hilda & Fred Moon CoTrustees of Martin Moon Credit Trust 1/2 int fbo Hilda Moon for her life	1947 Pennsylvania St WESTFIELD, IN 46074	15400	0.21
08-09-04-01-01-018.000	Moon, Hilda Trustee of Hilda Moon Revocable Trust 1/2 int & Hilda & Fred Moon CoTrustees of Martin Moon Credit Trust 1/2 int fbo Hilda Moon for her life	2011 Pennsylvania St WESTFIELD, IN 46074	15300	0.24
08-09-04-01-01-019.000	Ryneerson, Max D	0 Washington St	14200	0.36
08-09-04-01-01-020.000	Shelton, Bonita F	17533 Washington St WESTFIELD, IN 46074	74000	0.36
08-09-04-01-01-021.000	Shimer, Wilma K	0 Washington St	12100	0.19
08-09-04-01-01-022.000	Shimer, Wilma K	17529 Washington ST WESTFIELD, IN 46074	20300	0.19
08-09-04-01-01-023.000	Shimer, Wilma K	0 Washington St	3700	0.03
08-09-04-01-01-024.000	Shimer, Wilma K	0 Washington St	12100	0.19
08-09-04-01-01-025.000	Shimer, Wilma K	0 Washington St	12100	0.19
08-09-04-01-01-027.000	Shimer, Wilma K	0 Washington St	12100	0.19
08-09-04-01-01-028.000	Gunn, Steve D	17433 Washington St WESTFIELD, IN 46074	21300	0.27
08-09-05-00-00-001.000	R&J Real Estate Develop LLC	3535 S R 32 W WESTFIELD, IN 46074	1271700	5.02
08-09-05-00-00-002.000	Walker, Henry Joe	0 Nostreet, WESTFIELD, IN 46074	27500	28.62
08-09-05-00-00-002.001	R & J Real Estate Development LLC	0 S R 32 W	137000	3.38
08-09-05-00-00-003.000	Troyer, Corey E	3405 S R 32 W WESTFIELD, IN 46074	80900	0.36
08-09-05-00-00-003.001	Kepner, Kirby T	3433 S R 32 W WESTFIELD, IN 46074	59100	0.43
08-09-05-00-00-003.101	Lopez, Iris	3411 S R 32 W WESTFIELD, IN 46074	62600	0.37
08-09-05-00-00-003.201	Taylor, Lucinda M	3425 S R 32 W WESTFIELD, IN 46074	88800	0.29
08-09-05-00-00-004.000	Amet, Wayne M & Deborah M	3343 S R 32 W WESTFIELD, IN 46074	101300	0.57
08-09-05-00-00-005.000	Amet, Wayne M & Deborah M	0 S R 32 W	3800	0.32
08-09-05-00-00-006.000	Shepherd, Bruce A & Linda L	3309 S R 32 W WESTFIELD, IN 46074	107900	1.29

08-09-05-00-00-007.000	Willoughby, Daniel & Carol	3231 S R 32 W WESTFIELD, IN 46074	184600	3.72
08-09-05-00-00-007.001	Milligan, Jay I & Betty S	3131 S R 32 W WESTFIELD, IN 46074	160400	3.58
08-09-05-00-00-007.002	Papineau, David J	3201 S R 32 W WESTFIELD, IN 46074	114600	2.52
08-09-05-00-00-008.000	Snoke, Fred J & Georgia M Living Trust	2945 S R 32 W WESTFIELD, IN 46074	111400	2.17
08-09-05-00-00-008.001	Walker, Henry Joe	0 S R 32, Westfield, IN 46074	23700	23.28
08-09-05-00-00-009.000	Ryneerson, Max D & Anna P	0 S R 32 W, WESTFIELD, IN 46074	28500	40.21
08-09-05-00-00-010.000	Mineards, Kevin	2943 S R 32 W WESTFIELD, IN 46074	138500	0.96
08-09-05-00-00-011.000	Brown, Diana L	0 S R 32 W, WESTFIELD, IN 46074	37300	7.93
08-09-05-00-00-011.000	Brown, Diana L	0 S R 32 W, WESTFIELD, IN 46074		19.61
08-09-05-00-00-011.001	Bilskie, Dallis L	2907 S R 32 W WESTFIELD, IN 46074	142600	1.36
08-09-05-00-00-011.002	Wilfong Land Companies LLC	0 S R 32 W	0	3.42
08-09-05-00-00-013.000	Axline, Jeffrey L & Peggy A	2615 S R 32 W WESTFIELD, IN 46074	187700	5.06
08-09-05-00-00-014.000	Ploughe, Mary E	2423 S R 32 W WESTFIELD, IN 46074	148700	4.62
08-09-05-00-00-015.000	Wilfong Development Company LLP	0 S R 32 W, WESTFIELD, IN 46074	106300	86.74
08-09-05-00-00-016.000	Littrell, Paul R Jr & Sherry A	17212 Little Eagle Creek Ave WESTFIELD, IN 46074	140900	1.60
08-09-05-00-00-017.000	Littrell, Paul R Jr & Sherry A	0 Little Eagle Creek Ave	8400	0.64
08-09-05-00-00-018.000	Hittle, Phyllis A	17134 Little Eagle Creek Ave WESTFIELD, IN 46074	159500	1.16
08-09-05-00-00-026.000	Fink, D Stephen & Janice E	17118 Little Eagle Creek Ave WESTFIELD, IN 46074	225900	2.63
08-09-05-00-00-027.000	Calderon, Jay L	16960 Little Eagle Creek Ave WESTFIELD, IN 46074	130900	1.28
08-09-05-00-00-027.001	Richards, Steven & Diane	17082 Little Eagle Creek Ave WESTFIELD, IN 46074	157900	1.37
08-09-05-00-00-027.002	White, Gillian L & Joseph B Jr/Rs	16932 Little Eagle Creek Ave WESTFIELD, IN 46074	130000	1.52
08-09-05-00-00-027.003	Richards, Steven & Diane	0 Little Eagle Creek Ave	19200	1.42
08-09-05-00-00-035.000	Ryneerson, Max D & Anna P	16840 Little Eagle Creek Ave	537500	68.75
08-09-05-00-00-036.000	Lang, Jay W & Eleanor M CoTrustees of Jay W Lang Trust 1/2 int & Eleanor M & Jay W Lang CoTrustees of Eleanor M Lang Trust 1/2 int	0 166th St W, WESTFIELD, IN 46074	101700	79.59
08-09-05-00-00-037.000	Lang, Jay W & Eleanor M CoTrustees of Jay W Lang Trust 1/2int, Eleanor M Lang & Jay W Lang CoTrustee of Eleanor M Lang Trust 1/2int	0 166th St W, WESTFIELD, IN 46074	45000	40.15
08-09-05-00-00-038.000	Lang, Jay W & Eleanor M Lang CoTrustees of Jay W Lang Trust 1/2 int, Eleanor M Lang & Jay W Lang CoTrustees of Eleanor M Lang Trust 1/2int	0 Nostreet, WESTFIELD, IN 46074	12900	10.12
08-09-05-00-00-039.000	Walker, Henry Joe	0 Nostreet, WESTFIELD, IN 46074	13700	9.94
08-09-05-00-00-039.001	Walker, Henry Joe	0 Nostreet, WESTFIELD, IN 46074	25400	20.50
08-09-05-00-00-040.000	Walker, Henry Joe	0 Nostreet, WESTFIELD, IN 46074	17500	14.77
08-09-05-00-00-041.000	Walker, Henry Joe	0 Nostreet, WESTFIELD, IN 46074	25000	19.66
08-09-05-00-00-043.000	Ploughe, Mary E	S R 32 W	14200	9.33
08-09-06-00-00-001.000	Whittaker, Elizabeth & Linda Kay & Penny Sue	4513 S R 32 ZIONSVILLE, IN 46077	120200	0.91
08-09-06-00-00-002.000	Binter, Anthony L & Kimberly K	4511 S R 32 W SHERIDAN, IN 46069	157800	0.89
08-09-06-00-00-003.000	Dalton, Edgar W Jr	111 S 1200 E	408400	10.18
08-09-06-00-00-004.000	Salati, Raymond D & Barbara H	4411 SR 32 W	432400	9.66
08-09-06-00-00-004.001	Besinger, Bart & Marianne	4435 176th St W SHERIDAN, IN 46069	651200	4.99
08-09-06-00-00-005.000	Burns, John & Edith G	4331 S R 32 W SHERIDAN, IN 46069	6800	5.28
08-09-06-00-00-006.002	Bankert, Greg & Lora	0 Hamilton-Boone, ZIONSVILLE, IN 46077	3900	9.06
08-09-06-00-00-007.000	Hogan Properties LLC	No Street, SHERIDAN, IN 46069	91900	9.01
08-09-06-00-00-007.001	An Affair To Remember Inc	S 1200 E	518200	14.73
08-09-06-00-00-007.002	An Affair To Remember Inc	481 S 1200 E ZIONSVILLE, IN 46077	100100	2.44
08-09-06-00-00-008.001	Fix, Samuel V, Chris E Burger & Jenny Head Burger fka Jenny A Head	17110 Joliet Rd WESTFIELD, IN 46074	243000	4.90
08-09-06-00-00-008.002	Fix, Samuel V, Ray Head & Debra A Head	17120 Joliet Rd WESTFIELD, IN 46074	200400	6.02
08-09-06-00-00-009.000	Hogan Properties LLC	0 Nostreet, WESTFIELD, IN 46074	8300	6.90
08-09-06-00-00-009.001	Dillon, David S & Karin D	Joliet Rd	4000	3.84
08-09-06-00-00-009.101	Dillon, David S & Karin D	17138 Joliet Rd WESTFIELD, IN 46074	173800	6.07
08-09-06-00-00-010.000	Shellhaas, James L & Diana L	0 Nostreet	57800	4.80

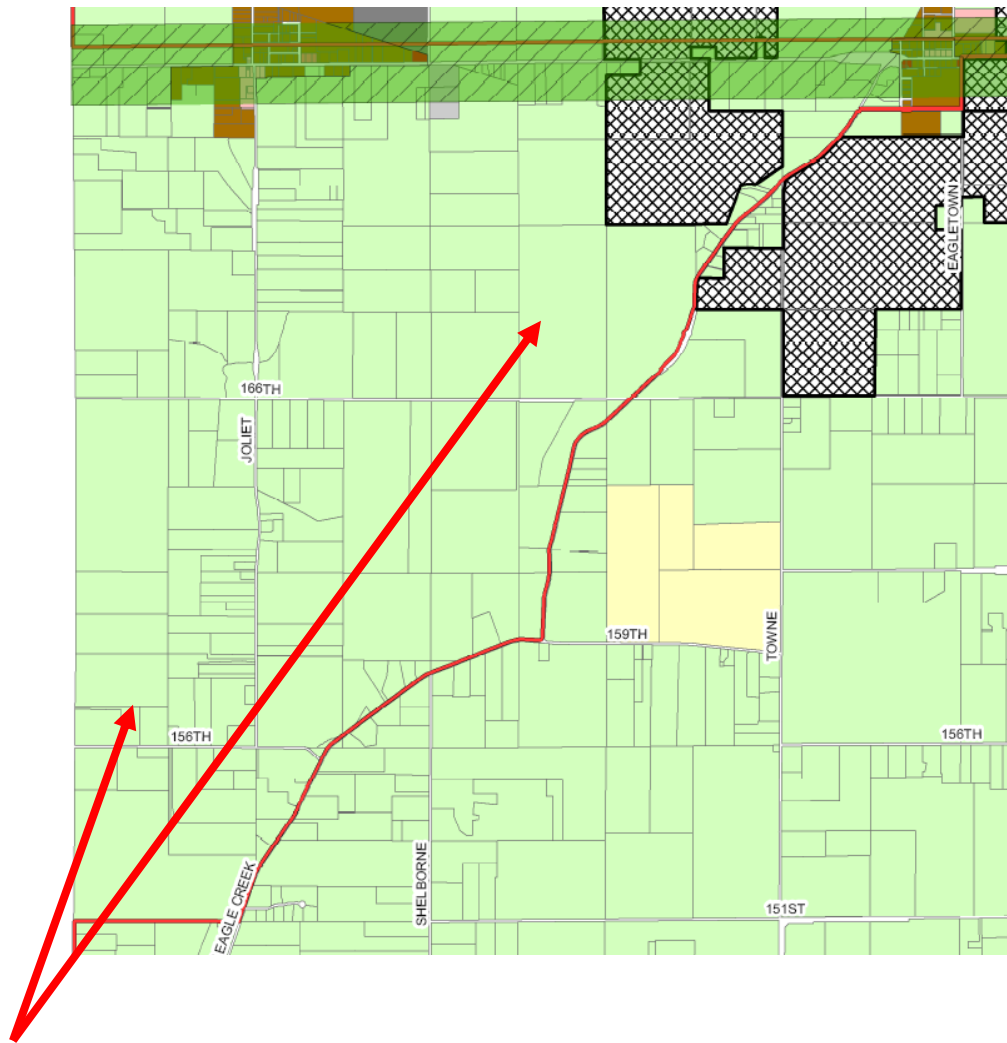
08-09-06-00-00-010.001	Nichols, Brenda L	17402 Joliet Rd WESTFIELD , IN 46074	4400	0.41
08-09-06-00-00-010.002	Shellhaas, James L & Diana L	17202 Joliet Rd	205200	10.55
08-09-06-00-00-010.101	Swanson, Gary L & Alice J	17320 Joliet Rd WESTFIELD , IN 46074	373500	3.96
08-09-06-00-00-011.000	Smith, Donald F & Marjorie A	17443 Joliet Rd	174500	14.15
08-09-06-00-00-011.001	Nuckols, Billy S	0 Nostreet	6300	5.57
08-09-06-00-00-012.000	Nuckols, Billy S	0 Nostreet, WESTFIELD, IN 46074	14600	12.08
08-09-06-00-00-013.000	Worley, Shirley F	3811 S R 32 W	162200	11.77
08-09-06-00-00-013.001	Bed & Biscuit Kennels Inc	0 S R 32 W	16600	4.81
08-09-06-00-00-014.000	R&J Real Estate Develop LLC	3525 S R 32 W WESTFIELD , IN 46074	23400	0.66
08-09-06-00-00-015.000	Walker, Henry Joe	0 S R 32 W, WESTFIELD, IN 46074	68900	53.71
08-09-06-00-00-015.001	R & J Real Estate Develop LLC	0 S R 32	52900	1.56
08-09-06-00-00-016.000	Walton, Morgan D & Rosemary	17319 Joliet Rd	228200	9.71
08-09-06-00-00-017.000	Pickett, Dustin H & Ericka S	17237 Joliet Rd WESTFIELD , IN 46074	166700	3.47
08-09-06-00-00-017.001	Executive Home Relocation LLC	0 Joliet Rd	193100	4.27
08-09-06-00-00-018.000	Stelhorn, Thomas L	17231 Joliet Rd WESTFIELD , IN 46074	131400	3.28
08-09-06-00-00-018.001	Mullins, Thomas W & Julie K Zugelder DVM	17233 Joliet Rd WESTFIELD, IN 46074	178700	0.51
08-09-06-00-00-018.002	Mullins, Thomas W & Julie K Zugelder DVM	0 Joliet Rd	100	0.50
08-09-06-00-00-019.000	Branstetter, Robert L & Barbara A	17227 Joliet Rd WESTFIELD , IN 46074	181500	2.16
08-09-06-00-00-020.000	Rodman, Michael P & Cynthia J	17201 Joliet Rd WESTFIELD , IN 46074	196500	3.90
08-09-06-00-00-021.000	Veach, Dayton M & Elizabeth	17133 Joliet Rd WESTFIELD , IN 46074	235800	5.25
08-09-06-00-00-022.000	Brock, D Julian & Billie K	17115 Joliet Rd	237000	9.84
08-09-06-00-00-023.000	Brock, D Julian & Billie K	17039 Joliet Rd WESTFIELD , IN 46074	106900	5.91
08-09-06-00-00-024.000	Welsh, Robert C	17021 Joliet Rd WESTFIELD , IN 46074	176400	6.15
08-09-06-00-00-025.000	Smith, Richard & Jennifer F	16941 Joliet Rd	237100	9.73
08-09-06-00-00-026.000	Chambers, LeeAnn L	0 Joliet Rd	60600	5.07
08-09-06-00-00-027.000	Chambers, LeeAnn L	16909 Joliet Rd WESTFIELD , IN 46074	292800	4.83
08-09-06-00-00-028.000	Walker, Henry Joe	0 Nostreet, WESTFIELD, IN 46074	20200	20.11
08-09-06-00-00-029.000	Lang, Jay W & Eleanor M Lang CoTrustees of Jay W Lang Trust 1/2 int, Eleanor M Lang & Jay W Lang CoTrustees of Eleanor M Lang Trust 1/2int	0 116th St W, WESTFIELD, IN 46074	25900	19.86
08-09-06-00-00-029.001	Lang, Jay W & Eleanor M Lang CoTrustees of Jay W Lang Trust 1/2 int, Eleanor M Lang & Jay W Lang CoTrustees of Eleanor M Lang Trust 1/2int	0 166th St W, WESTFIELD, IN 46074	20700	15.87
08-09-06-00-00-030.000	Kelleher, David & Virginia	3920 166th St W	432700	32.56
08-09-06-00-00-030.001	Walls, Eric A & Leslie M	16707 Joliet Rd WESTFIELD , IN 46074	283300	4.53
08-09-06-00-00-030.002	Mizen, Alan S & Shirley J	0 Joliet Rd	4500	5.95
08-09-06-00-00-030.003	Kelleher, David & Virginia	3740 166th St W	26300	19.41
08-09-06-00-00-031.000	Tague, Timothy T & Jean M	16950 Joliet Rd	311200	24.62
08-09-06-00-00-031.001	Wild, Carolyn Joy & Gene Muriel	17020 Joliet Rd WESTFIELD , IN 46074	141900	2.88
08-09-06-00-00-032.000	Stader, John L & Susan J	4204 166th St W WESTFIELD , IN 46074	60000	4.95
08-09-06-00-00-032.002	Leickly, Frederick E & Linda M	16626 Joliet Rd WESTFIELD , IN 46074	634000	5.20
08-09-06-00-00-032.003	Reynolds, Darrin A	16840 Joliet Rd WESTFIELD , IN 46074	483200	6.27
08-09-06-00-00-032.004	Stader, John L & Susan J	4202 166th St W	576900	10.53
08-09-06-00-00-032.103	Sorgen, Brandon S & Christina M	16850 Joliet Rd WESTFIELD , IN 46074	80800	4.50
08-09-06-00-00-032.203	GTM Inc	16830 Joliet Rd WESTFIELD, IN 46074	118800	7.26
08-09-06-00-00-033.000	Shinn, Constance W	4404 166th St W WESTFIELD , IN 46074	431900	7.79
08-09-06-00-00-033.001	Bidmead, Simon P & Sharon A	0 Hamilton-boone, WESTFIELD, IN 46074	94000	7.95
08-09-06-00-00-033.002	Platte, John P & Susanne L	4510 166th St W WESTFIELD, IN 46074	260000	7.46
08-09-06-00-00-034.000	Whittaker, Morris D & Ramona J	0 Hamilton-boone, WESTFIELD, IN 46074	57600	49.46
08-09-06-00-00-034.001	Bankert, Greg & Lora	17272 Hamilton-boone WESTFIELD, IN 46074	72400	4.61
08-09-06-00-00-034.101	Hogan Properties LLC	0 Nostreet	300	0.11

08-09-06-00-00-034.201	Hogan Properties LLC	0 Hamilton-Boone, WESTFIELD, IN 46074	17500	13.31
08-09-06-00-00-034.301	Bankert, Gregory T & Lora A	0 Hamilton-boone	232800	6.24
08-09-06-01-01-001.000	Gordon, Sonny J & Treena M	4301 S R 32 W SHERIDAN , IN 46069	232200	0.85
08-09-06-01-01-003.000	Dison, William R	0 Nostreet, SHERIDAN, IN 46069	15400	13.45
08-09-06-01-01-003.001	Burns, John A & Edith G	4311 176th St W SHERIDAN , IN 46069	194600	1.90
08-09-06-01-01-003.002	Wohlschlaeger, Robert J & Laura A	4251 176th St W SHERIDAN , IN 46069	106000	2.23
08-09-06-01-01-004.000	Dison, William R & Jeffrey James Dison Rs	0 Nostreet, SHERIDAN, IN 46069	1300	1.05
08-09-06-01-01-005.000	Cole, Robert L & Sharon L	4143 S R 32 W WESTFIELD , IN 46074	7700	1.53
08-09-06-01-01-005.001	Cole, Robert L & Sharon L	4181 176th St W SHERIDAN , IN 46069	15800	3.09
08-09-06-01-01-005.101	Leigh, William A & Julie K	4181 176th St W SHERIDAN , IN 46069	118100	0.99
08-09-06-01-01-006.000	Roberts, Mary E & Gregg A	4105 S R 32 W WESTFIELD, IN 46074	110600	0.48
08-09-06-01-01-007.000	Roberts, Mary E & Gregg A	4105 S R 32 W WESTFIELD, IN 46074	13800	0.20
08-09-06-01-01-008.000	Roberts, Mary E & Gregg A	4105 S R 32 W WESTFIELD, IN 46074	1700	0.02
08-09-06-01-01-009.000	Roberts, Mary E & Gregg A	4105 S R 32 W WESTFIELD, IN 46074	74900	0.23
08-09-06-01-01-010.000	Cole, Robert L & Sharon	17530 Joliet Rd WESTFIELD , IN 46074	97600	1.01
08-09-06-01-01-010.001	Mattingly, Daniel J & Elizabeth J	17502 Joliet Rd WESTFIELD , IN 46074	33000	0.73
08-09-06-01-01-011.000	Cummings, Richard A	17504 Joliet Rd WESTFIELD, IN 46074	26900	0.32
08-09-06-01-01-012.000	Cummings, Richard A	17512 Joliet Rd WESTFIELD, IN 46074	41300	0.20
08-09-06-01-01-014.000	Workman, William	17424 Joliet Rd WESTFIELD , IN 46074	120300	1.03
08-09-06-01-01-015.000	Nichols, Brenda L	17402 Joliet Rd WESTFIELD , IN 46074	140200	2.82
08-09-06-01-01-016.000	Bolen, Vernis & Marilyn M	4203 176th St W WESTFIELD , IN 46074	120400	1.71
08-09-06-01-01-017.000	Sorto, Osmin	4201 176th St W SHERIDAN , IN 46069	124300	0.57
08-09-06-02-01-001.000	Joliet Properties Company LLC	4049 S R 32 W WESTFIELD, IN 46074	17200	0.33
08-09-06-02-01-002.000	Joliet Properties Company LLC	4041 S R 32 WESTFIELD, IN 46074	18900	0.33
08-09-06-02-01-003.000	Walton, Michael G & Marlene	4031 S R 32 W WESTFIELD, IN 46074	95500	0.46
08-09-06-02-01-004.000	Pennington, Eudoris	4022 S R 32 WESTFIELD, IN 46074	22200	0.37
08-09-06-02-01-005.000	Dwigans, Michael C & Nancy A	4017 S R 32 W WESTFIELD , IN 46074	66900	0.87
08-09-06-02-01-006.000	Nuckols, Billy S	4001 S R 32 W WESTFIELD, IN 46074	4100	0.72
08-09-06-02-01-007.000	Wells, Jerry L & Mary Kaye	3915 S R 32 W WESTFIELD , IN 46074	130400	0.87
08-09-06-02-01-008.000	Spann, Jeffrey L & Susan C Brock	3913 S R 32 W WESTFIELD, IN 46074	97600	0.32
08-09-06-02-01-009.000	Baumer, Joseph	3901 S R 32 W WESTFIELD, IN 46074	120000	0.56
08-09-06-02-01-010.000	Willoughby, Daniel L & Carol A	3837 S R 32 W WESTFIELD, IN 46074	93100	0.51
08-09-06-02-01-011.000	Wolf, Rick	3817 S R 32 W WESTFIELD , IN 46074	122600	0.44
08-09-07-00-00-001.000	Quent Partners LLC	0 Hamilton-boone, ZIONSVILLE, IN 46077	82000	83.93
08-09-07-00-00-002.000	Reed, Bruce W & Josephine A	16510 Joliet Rd WESTFIELD , IN 46074	315300	7.77
08-09-07-00-00-003.000	Simmons, Robert O & Lori G	0 166th St W	77600	7.78
08-09-07-00-00-003.001	Follstad, Wayne F & Donna M	16404 Joliet Rd, WESTFIELD, IN 46074	81500	9.62
08-09-07-00-00-003.002	Simmons, Robert O & Lori G	4221 166th St W WESTFIELD , IN 46074	382100	4.84
08-09-07-00-00-003.003	Zeller, Michael W & Tamien M	4321 166th St W	505500	9.47
08-09-07-00-00-004.000	Denardo, Andrew J & Diane W	16220 Joliet Rd	1133600	19.71
08-09-07-00-00-005.000	Meerhoff, Donald K & Victoria A	16150 Joliet Rd	252600	9.87
08-09-07-00-00-006.000	Harbin, Stephen W & Beth A Ferguson Jt/Rs	16136 Joliet Rd	289800	12.65
08-09-07-00-00-006.001	Whisman, Kenneth C & Sandra S	16124 Joliet Rd WESTFIELD , IN 46074	57900	3.81
08-09-07-00-00-007.000	Whisman, Kenneth C & Sandra S	16110 Joliet Rd WESTFIELD , IN 46074	187500	0.95
08-09-07-00-00-008.000	Hopper, Althea B	16151 Joliet Rd WESTFIELD , IN 46074	161500	3.33
08-09-07-00-00-009.000	Fisher, Mark L & Melinda S	16217 Joliet Rd WESTFIELD, IN 46074	83100	0.77
08-09-07-00-00-010.000	Viles, Althea	0 Joliet Rd, WESTFIELD, IN 46074	14300	11.18

08-09-07-00-00-010.001	McWhorter, Larry W & Deborah S	16319 Joliet Rd WESTFIELD , IN 46074	199600	2.96
08-09-07-00-00-010.002	VanCauwenbergh, Diana & Bruce	16203 Joliet Rd WESTFIELD , IN 46074	88100	1.69
08-09-07-00-00-010.004	Ottlinger, Barbara, Sherry Albert & William Boothroyd Jr Jt/Rs	16205 Joliet Rd WESTFIELD , IN 46074	24400	0.77
08-09-07-00-00-010.102	Viles, Orville O & Darlene C	16199 Joliet Rd WESTFIELD , IN 46074	195600	8.49
08-09-07-00-00-010.103	Gall, David P & Joan E	16311 Joliet Rd	462100	11.47
08-09-07-00-00-010.112	Fisher, Melinda	0 Joliet Rd, WESTFIELD, IN 46074	0	2.16
08-09-07-00-00-011.000	Frush, John M & Diana K	16325 Joliet Rd WESTFIELD , IN 46074	209300	4.01
08-09-07-00-00-012.000	Mahoney, James J & Shelly A Brown Jt/Rs	16501 Joliet Rd WESTFIELD, IN 46074	52300	3.98
08-09-07-00-00-012.001	Paugh, Robert C & Christine J	16405 Joliet Rd	450400	8.94
08-09-07-00-00-012.002	McNutt, Randall D & Leslie K	3903 166th St W WESTFIELD , IN 46074	609400	5.04
08-09-07-00-00-012.003	Werner, Mark E & Kimberly A Dekany Werner	3925 166th St W WESTFIELD , IN 46074	267900	4.22
08-09-07-00-00-012.004	Beck, Antionette James & Alberta C James Jt/Rs	4011 166th St W WESTFIELD, IN 46074	317400	4.38
08-09-07-00-00-012.005	Campbell, Dennis B & Suzan R	3945 Joliet Rd WESTFIELD , IN 46074	199600	4.48
08-09-07-00-00-013.000	Lang, Jay W & Eleanor G	0 S R 32 W, WESTFIELD, IN 46074	23100	19.74
08-09-07-00-00-013.001	Lang, Jay W & Eleanor M CoTrustees of Jay W Lang Trust 1/2 int & Eleanor M & Jay W Lang CoTrustees of Eleanor M Lang Trust 1/2 int	0 S R 32 W, WESTFIELD, IN 46074	41000	59.68
08-09-07-00-00-014.000	Gardner, Jerry K & Patricia A 50% int & Jon Darryl & Rebecca Mikesell 50% int	0 Nostreet, WESTFIELD, IN 46074	26400	40.21
08-09-07-00-00-015.000	Wothke, Thomas K & Judy A	15808 Little Eagle Creek Ave WESTFIELD , IN 46074	260100	2.94
08-09-07-00-00-016.000	VanWyck, Barbara K	15818 Little Eagle Creek Ave WESTFIELD , IN 46074	19900	1.69
08-09-07-00-00-016.001	Wothke, Thomas K & Judy A	0 Little Eagle Creek Ave	32700	3.23
08-09-07-00-00-016.002	VanWyck, Barbara K	15820 Little Eagle Creek Ave WESTFIELD , IN 46074	149900	1.23
08-09-07-00-00-017.001	Smith, Patrick K	15642 Little Eagle Creek Ave WESTFIELD , IN 46074	147500	0.52
08-09-07-00-00-018.000	Shaffer, Clifford K & Sharlene M	15702 Little Eagle Creek Ave	217700	9.65
08-09-07-00-00-020.000	Curry, James R & Donna J	15554 Little Eagle Creek Ave WESTFIELD , IN 46074	28700	0.49
08-09-07-00-00-021.000	Fleck, Timothy J & Rebecca J	15733 Joliet Rd	773500	39.63
08-09-07-00-00-021.001	Fleck, Dr Tim DVM & Rebecca J	0 Joliet Rd	5700	4.85
08-09-07-00-00-022.000	Etter, John P & Melinda S	15919 Joliet Rd	243000	9.95
08-09-07-00-00-023.000	Lee, Dale & Barbara	15933 Joliet Rd	201100	22.95
08-09-07-00-00-025.002	Messersmith, Ronald & Jo Anne	16044 Joliet Rd WESTFIELD , IN 46074	151800	0.52
08-09-07-00-00-025.102	Messersmith, Ronald & Jo Anne	16038 Joliet Rd WESTFIELD , IN 46074	30000	2.44
08-09-07-00-00-027.000	Sullivan, William M & Linda A	16030 Joliet Rd WESTFIELD , IN 46074	53100	4.05
08-09-07-00-00-028.000	Sullivan, William M & Linda A	16014 Joliet Rd WESTFIELD , IN 46074	151000	1.91
08-09-07-00-00-029.000	Sampson, Eric & Jill	16002 Joliet Rd WESTFIELD , IN 46074	184200	0.95
08-09-07-00-00-030.000	Sampson, Eric & Jill	0 Joliet Rd	40200	2.87
08-09-07-00-00-031.000	Mattingly, Daniel J & Liz J	15936 Joliet Rd WESTFIELD , IN 46074	399900	7.92
08-09-07-00-00-032.000	Gray, Yvonne C & Howard R CoTrustees of Yvonne C Gray Revocable Trust	0 Joliet Rd	40600	0.92
08-09-07-00-00-032.001	Milligan, Jay I & Betty S	15600 156th St W WESTFIELD , IN 46074	72800	5.83
08-09-07-00-00-032.002	Gray, Bradley H & Sylvia J	15858 Joliet Rd WESTFIELD , IN 46074	390200	4.79
08-09-07-00-00-032.003	Gray, Timothy K	0 Joliet Rd	5800	4.91
08-09-07-00-00-032.004	Gray, Danford F	15834 Joliet Rd WESTFIELD, IN 46074	6700	5.72
08-09-07-00-00-032.101	Davis, Barbara A	15636 Joliet Rd WESTFIELD , IN 46074	206800	2.90
08-09-07-00-00-032.201	Milligan, Jay I & Betty S	15630 Joliet Rd	278300	11.90
08-09-07-00-00-032.301	Knight, Jon P & Dawn K	4304 156th St W ZIONSVILLE , IN 46077	496900	8.33
08-09-07-00-00-033.000	Gray, Yvonne C & Howard R CoTrustees of Yvonne C Gray Revocable Trust	15812 Joliet Rd WESTFIELD , IN 46074	353800	2.60
08-09-07-00-00-034.000	Sugar Grove Cemetery, Washington Township Trustee	15714 Joliet Rd WESTFIELD, IN 46074	20000	0.94
08-09-07-00-00-036.000	Sears, Hilma May w/LE to Hilma May Sears	4326 156th St W ZIONSVILLE , IN 46077	158100	1.03
08-09-07-00-00-037.000	Williams, Jeffry L & Kathryn S	4536 South Rd	129900	8.76
08-09-07-00-00-038.000	Pelezo, Anthony J	1535 S 1200 E, ZIONSVILLE, IN 46077	23800	9.88

08-09-07-00-00-038.001	Mroch, John L & Sandra J	4416 South Rd ZIONSVILLE , IN 46077	379600	5.79
08-09-07-00-00-038.002	Williams, Jeffrey L & Kathryn S	0 Hamilton-boone	5700	4.48
08-09-07-00-00-038.003	Herr, Elizabeth S & Audrey C Williams trustees of Elizabeth S Herr Rev Trust, Steven K Dison 1%, Linda Herr Dison 19%	0 County Line Rd, WESTFIELD, IN 46074	917800	25.63
08-09-07-00-00-038.004	Pelezo, Anthony	0 Hamilton Boone Rd, WESTFIELD, IN 46074	0	9.35
08-09-07-00-00-039.000	Acheson, John Huyler & Rebecca B	16015 Hamilton Boone Rd	178800	10.45
08-09-07-00-00-039.001	Acheson, John H & Rebecca B	0 Hamilton Boone Rd, WESTFIELD, IN 46074	0	10.05
08-09-08-00-00-001.000	Town of Westfield	3511 166th St W	5009000	40.29
08-09-08-00-00-001.001	Lang, Jay W & Eleanor M CoTrustees of Jay W Lang Trust 1/2int , Eleanor M Lang & Jay W Lang CoTrustee of Eleanor M Lang Trust 1/2int	0 166th St W, WESTFIELD, IN 46074	48000	39.56
08-09-08-00-00-002.000	Reiss, Paul R Trust 1/2 int T/C & Waneta L Reiss Trust 1/2 T/C	16414 Little Eagle Creek Ave	213200	13.67
08-09-08-00-00-002.001	Little Eagle Creek Christian Church Inc	3233 166th St W	1028400	14.50
08-09-08-00-00-008.000	Gibson, John T & Lisa D	16322 Little Eagle Creek Ave	141500	12.35
08-09-08-00-00-008.001	Combs, Lawrence R & Deadra K	16102 Little Eagle Creek Ave WESTFIELD , IN 46074	270200	3.86
08-09-08-00-00-011.000	Pingleton, James M & Laurel A Montgomery	16523 Little Eagle Creek Ave WESTFIELD , IN 46074	209500	1.16
08-09-08-00-00-031.001	Daly, John P Jr & Debra J	15936 Little Eagle Creek Ave	315300	8.93
08-09-08-00-00-035.000	Gardner, Jerry K & Patricia A 50% int & Jon Darryl & Rebecca Mikesell 50% int	15824 Little Eagle Creek Ave WESTFIELD , IN 46074	39900	0.89
08-09-08-00-00-036.000	Lohman, Steve A & Brenda K	15848 Little Eagle Creek Ave WESTFIELD , IN 46074	196300	4.54
08-09-08-00-00-037.000	Kiefer, Frank John III	0 Little Eagle Creek Ave	148000	13.57
08-09-08-00-00-038.000	Gardner, Jerry K & Patricia A 50% int & Jon Darryl & Rebecca Mikesell 50% int	0 Little Eagle Creek Ave	16300	18.86
08-09-18-00-00-001.000	Castner, William L Trustee	2101 S 1200 E	136600	9.33
08-09-18-00-00-002.000	Mattingly, Bret O & Mary A	4345 156th St W Zionsville , IN 46077	277900	1.75
08-09-18-00-00-003.000	Criss, Larry A	0 156th St W, Zionsville, IN 46077	10500	9.83
08-09-18-00-00-004.000	Warfel, Daniel L & Melody K	4325 156th St W	287000	15.78
08-09-18-00-00-005.001	Wild, Gene M & Betty J Trustees	4321 156th St W	430200	19.64
08-09-18-00-00-005.101	Warfel, Daniel L & Melody K	0 156th St W, Zionsville, IN 46077	14600	0.83
08-09-18-00-00-006.000	Lee, Thomas D & Karen L	4225 156th St W ZIONSVILLE , IN 46077	543600	5.70
08-09-18-00-00-007.000	Todd, David L & Linda K	0 Nostreet	39000	2.18
08-09-18-00-00-008.000	Todd, David L & Linda K	4125 156th St W ZIONSVILLE , IN 46077	389400	4.95
08-09-18-00-00-009.000	Beck, Brian D	15406 Little Eagle Creek Ave ZIONSVILLE , IN 46077	71900	6.01
08-09-18-00-00-009.001	Beck, Wayne E & Gladys E Trustees	15502 Little Eagle Creek Ave,	148900	8.89
08-09-18-00-00-009.002	Beck, Wayne Edward & Gladys Elnora Trustee	0 Little Eagle Creek Ave	10200	0.33
08-09-18-00-00-009.003	Beck, Brian D	15448 Little Eagle Creek Ave ZIONSVILLE , IN 46077	165200	3.41
08-09-18-00-00-010.000	Curry, James R & Donna J	15550 Little Eagle Creek Ave WESTFIELD , IN 46074	96400	0.60
08-09-18-00-00-014.000	Beck, Bruce A & Susan L	0 Little Eagle Creek Ave	58500	3.21
08-09-18-00-00-014.001	Beck, Bruce A & Susan L	15290 Little Eagle Creek Ave Zionsville , IN 46077	192800	1.58
08-09-18-00-00-044.000	Castner, E Louise Trustee of Trust	2305 S 1200 E	193600	93.22
			\$ 44,924,800.00	2174.93

EXHIBIT “E” – ZONING MAP



Subject Properties

Zoning Districts	
Zone	Description
AG-SF1	Agricultural Single Family 1
PUD	Planned Unit Development
SR32	State Road 32 Overlay District
SF-5	Single Family 5
LB	Local Business
EI	Enclosed Industrial
OI	Open Industrial